

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name: Area 31 – Eastgate /Factoria**

**Previous Physical Inspection: 2000 Assessment Roll**

### **Sales - Improved Summary:**

Number of Sales: 753

Range of Sale Dates: 1/2000 -12/2001

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV</b>
<b>2001 Value</b>	\$152,300	\$248,400	\$400,700	\$438,000	91.5%	9.57%
<b>2002 Value</b>	\$164,800	\$269,000	\$433,800	\$438,000	99.0%	9.31%
<b>Change</b>	+\$12,500	+\$20,600	+\$33,100		+7.5%	-0.26%
<b>% Change</b>	+8.2%	+8.3%	+8.3%		+8.2%	-2.72%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.26% and -2.72% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales, and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2001 Value</b>	\$157,700	\$222,100	\$379,800
<b>2002 Value</b>	\$170,700	\$240,200	\$410,900
<b>Percent Change</b>	+8.2%	+8.1 %	+8.2%

Number of improved Parcels in the Population: 7410

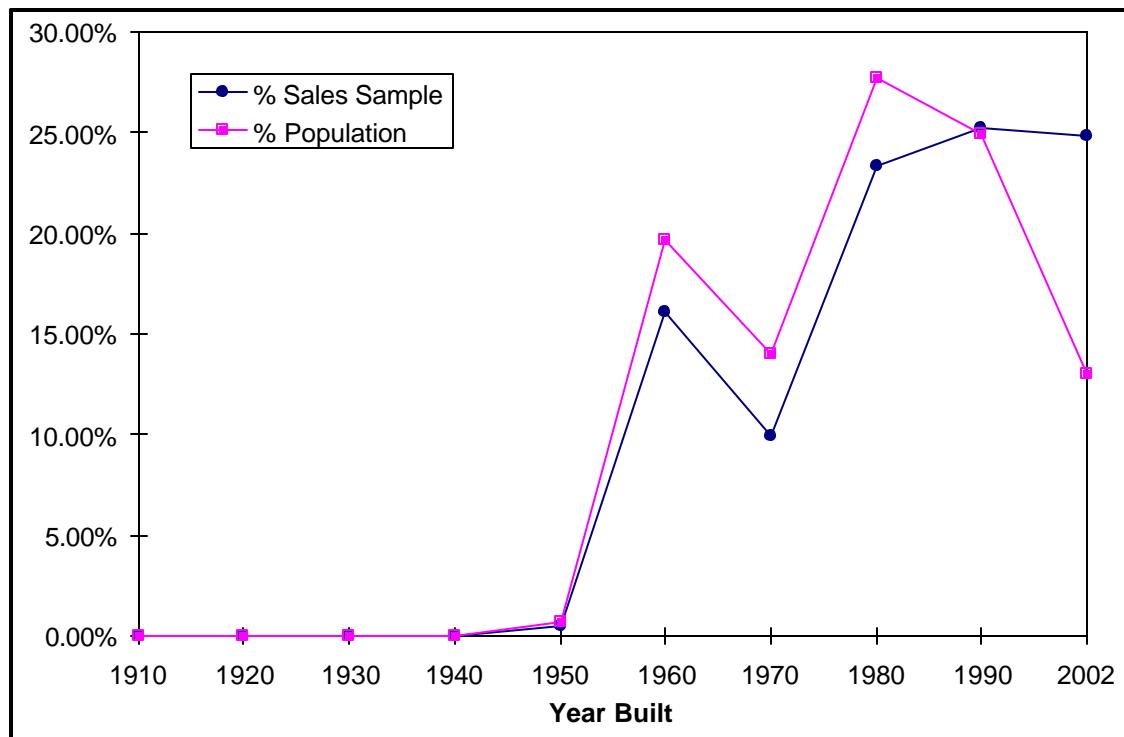
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on major 183698 (Crestmont TGW), average or good condition improvements with total view code 14 or more had higher average ratios (assessed value/ sales price) than other improvements and formula adjusts value upward less than others. Similarly, average or good condition improvements with above grade living area 1100 sqft. or less, very good condition improvements with above grade living area greater than 1100 sqft had lower average ratios than other improvements and the formula adjusts these value upward more than others, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.53%
1960	121	16.07%
1970	75	9.96%
1980	176	23.37%
1990	190	25.23%
2002	187	24.83%
	753	

<b>Population</b>		
Year Built	Frequency	% Population
1910	0	0.00%
1920	1	0.01%
1930	0	0.00%
1940	1	0.01%
1950	48	0.65%
1960	1455	19.64%
1970	1038	14.01%
1980	2052	27.69%
1990	1850	24.97%
2002	965	13.02%
	7410	

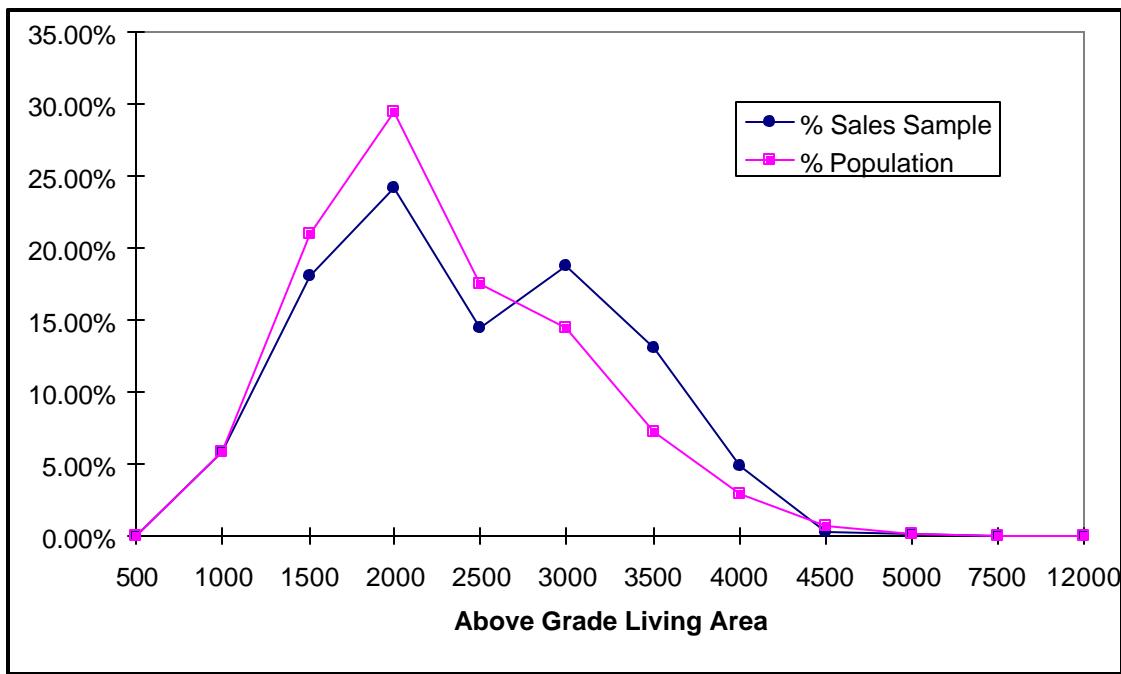


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	44	5.84%
1500	136	18.06%
2000	182	24.17%
2500	109	14.48%
3000	142	18.86%
3500	99	13.15%
4000	37	4.91%
4500	3	0.40%
5000	1	0.13%
7500	0	0.00%
12000	0	0.00%
	753	

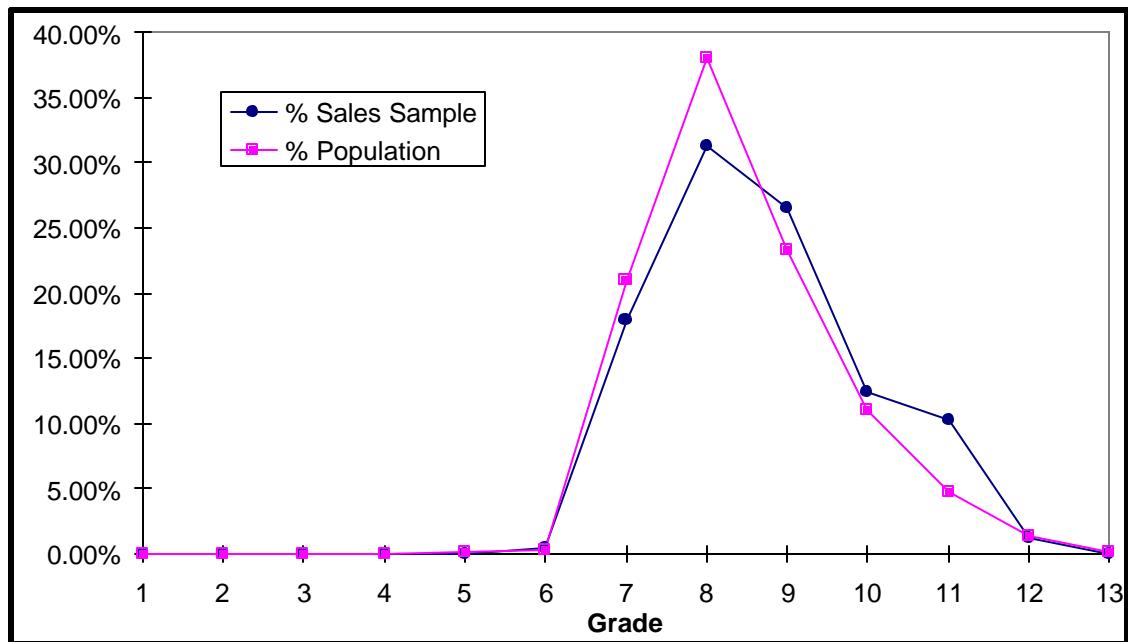
<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.01%
1000	442	5.96%
1500	1558	21.03%
2000	2187	29.51%
2500	1304	17.60%
3000	1077	14.53%
3500	538	7.26%
4000	224	3.02%
4500	51	0.69%
5000	19	0.26%
7500	8	0.11%
12000	1	0.01%
	7410	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

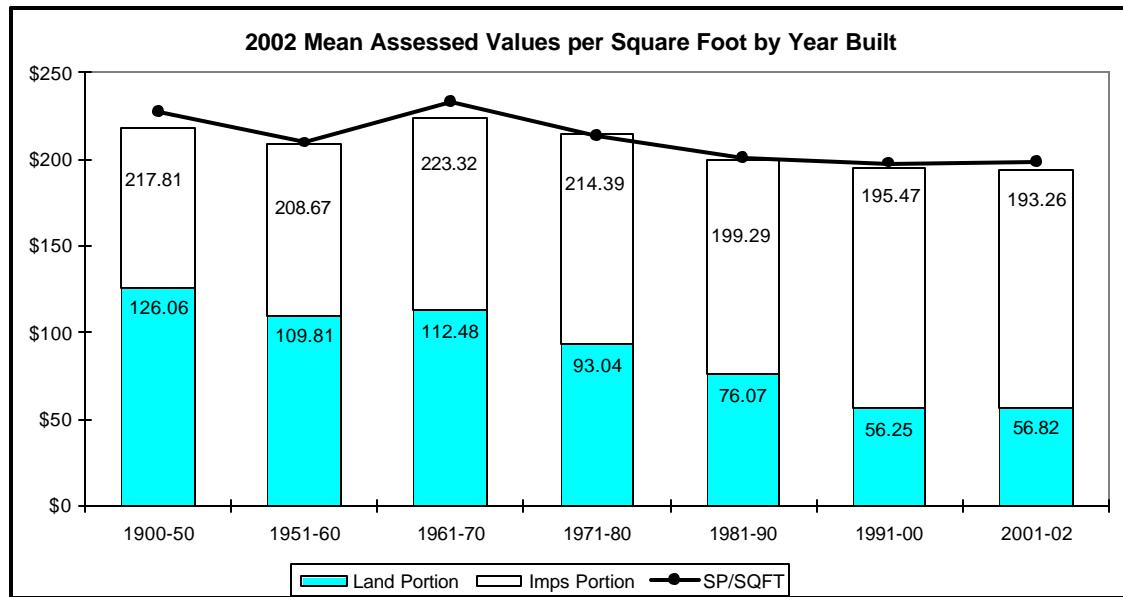
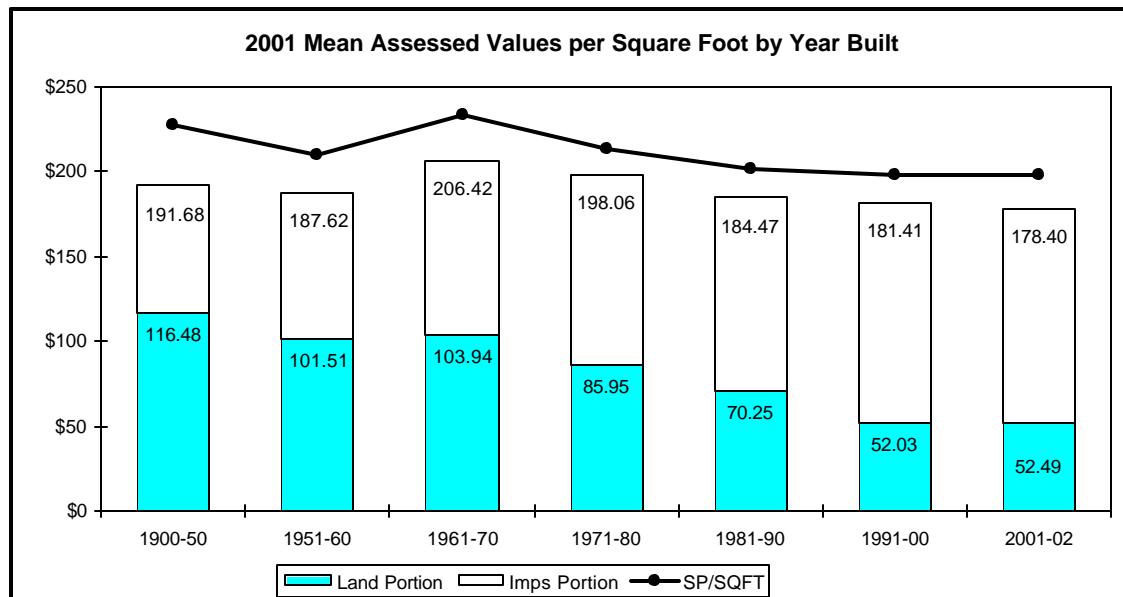
## **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.01%
5	0	0.00%	5	5	0.07%
6	3	0.40%	6	25	0.34%
7	135	17.93%	7	1561	21.07%
8	236	31.34%	8	2822	38.08%
9	200	26.56%	9	1723	23.25%
10	93	12.35%	10	814	10.99%
11	77	10.23%	11	348	4.70%
12	9	1.20%	12	99	1.34%
13	0	0.00%	13	12	0.16%
	753			7410	



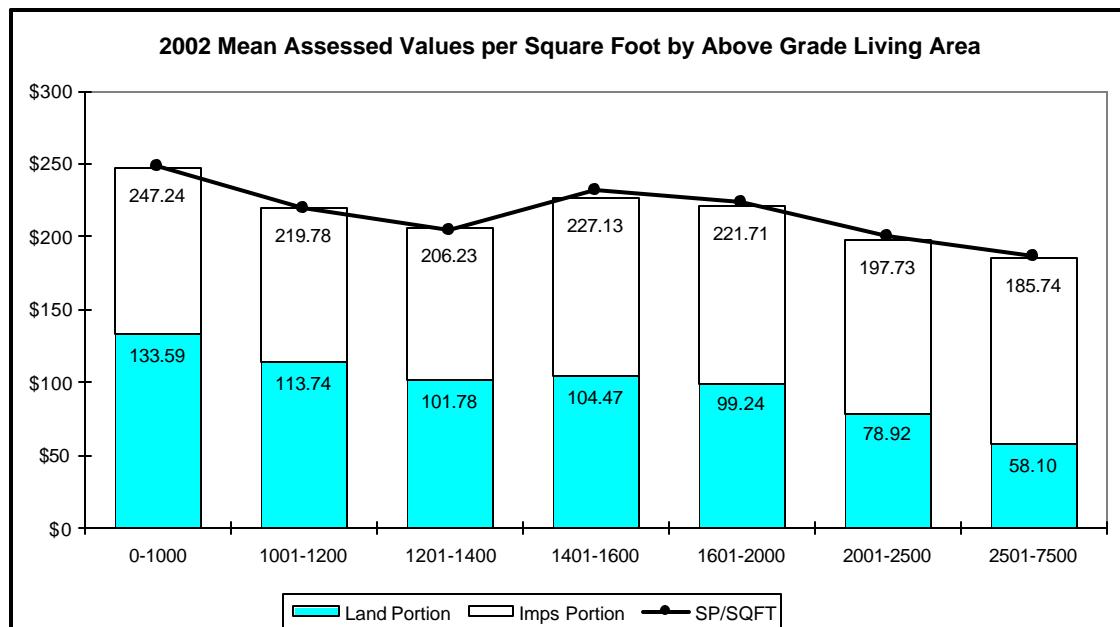
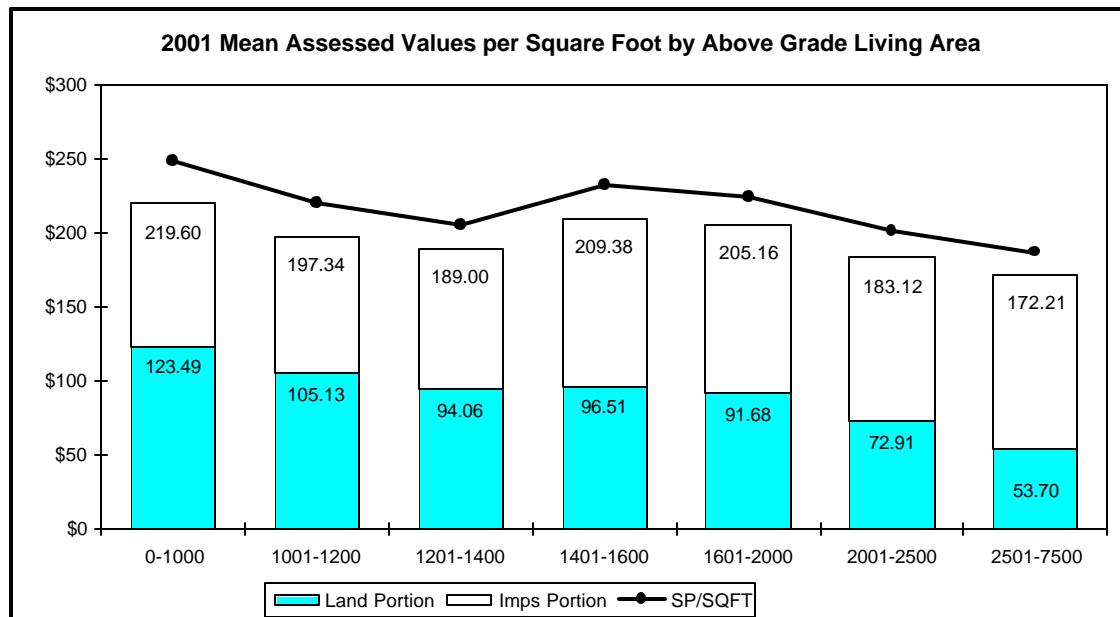
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



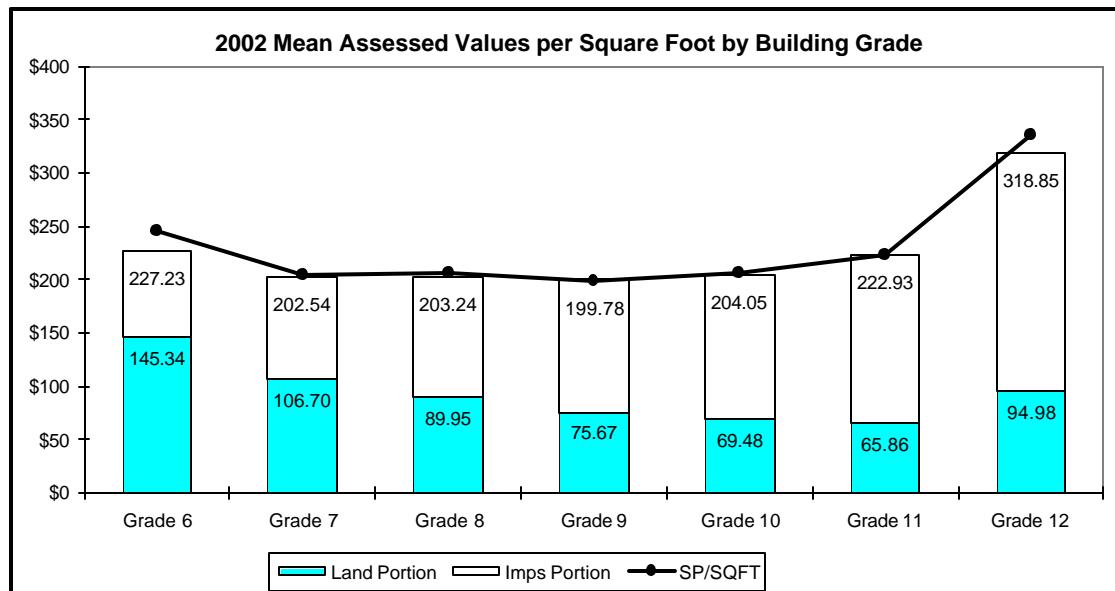
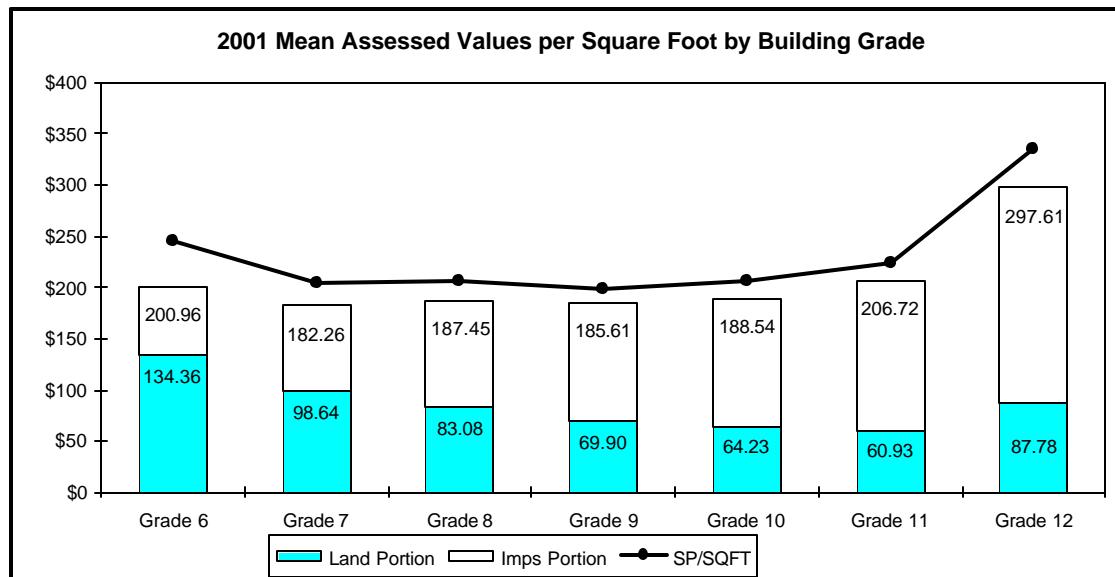
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There is minimum representation of sales on year built 1900-50 strata.

## **Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

A scarcity of vacant land sales ( 4 usable land sales) in area 31 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$\text{2002 Land Value} = \text{2001 Land Value} / 0.9223265$$

Or

$$\text{2002 Land Value} = \text{2001 Land Value} * 1.084$$

*Note: Land Value less than or equal to \$10,000 will be factored by 1.00.*

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with “accessory only” improvements,* the total assessed values on all improved parcels were based on the analysis of the 753 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic based and neighborhood based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on major 183698 (Crestmont TGW), average or good condition improvements with total view code 14 or more had higher average ratios (assessed value/ sales price) than other improvements and formula adjusts value upward less than others. Similarly, average or good condition improvements with above grade living area 1100 sqft. or less, very good condition improvements with above grade living area greater than 1100 sqft had lower average ratios than other improvements and the formula adjusts these value upward more than others, thus improving equalization. The derived adjustment formula is:

**2002 Total Value = 2001 Total Value / (0.9223265 + (0.06314014 if major 183698) + (0.06827347 if condition average or good and total view code 14 or more. ) - (0.04015465 if building condition =3 or 4 and above grade living area 1100 sqft. or less.) – (0.05582653 if building condition 5 and above grade living area greater than 1100 sqft.))**

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 13.

### **Improved parcel Update (Continued)**

*Other:* \*If multiple houses exist on a parcel, the formula derived from the primary building is used.

\*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only \*”, then:

“2002 Total Value = (2001 Land Value \*1.084) + (2001 Imps Value \* 1.083)” with result rounded down to the next \$1,000.

If improvements on “exception parcels” (poor condition or % net condition), then

“2002 Total Value = (2001 Land Value\*1.084) +( 2001 Imps Value \*1.00)

*\*These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels ( no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less will be:

Previous land Value \*1.0   Or   Previous Improvement Value \* 1.0.

If “No Perc” (Sewer System = 3), then

“2002 Total Value = (2001 Land Value \*1.0) +( 2001 Imp Value \* 1.083)

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There are no mobile homes in this area. Any mobile home parcels would be valued using the basic adjustment **New Total Value = (Previous Land Value \* 1.084) +(Previous Improvement Value \* 1.083)** with results rounded down to the next \$1,000..

### **Model Validation**

Area-wide ratio reports and several charts indicating Before and After Adjustment assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools which help explain variable selection, model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model, while not contained within this report, is available on request.

## Area 31 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.4%

<b>Major Number 183698</b>	<b>Yes</b>
% Adjustment	-6.9%

<b>Total view code 14 or more and condition average or good</b>	<b>Yes</b>
% Adjustment	-7.5%

<b>Average or Good Condition and Above Grade Living area 1100 sqft or less</b>	<b>Yes</b>
% Adjustment	4.9%

<b>Very Good Condition and Above Grade Living area more than 1100 sqft.</b>	<b>Yes</b>
% Adjustment	7.0%

### Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home that is located in Crestmont TGW und Int Tract A\_B (major number 183698) would receive approximately a net 1.5% upward adjustment (8.4% overall - 6.9 % Major Number 183698). 27 parcels out of 7410 would get this adjustment.

Average or good condition homes with total view code 14 or more would receive 0.9% upward adjustment. 3.5% of population would get this adjustment.

Average or good condition homes with above grade living area 1100 sqft or less would receive 13.3% upward adjustment. 7.57% of total population would get this adjustment.

Very good condition homes with above grade living area greater than 1100 sqft would receive 15.4% upward adjustment. 3.14% of total population would get this adjustment.

Approximately, 85% of the population in the area 31 are adjusted by the overall alone. There are 7410 parcels with one improvement that has 1-3 living units.

## Area 31 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
183698	Crestmont TGW und Int in Tract A-B	15	27	55.6%	SE-14-24-5	8	9	1999-2000	Se 45th St and 162nd Way SE

## Area 31 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.0.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.	
6	3	0.812	0.918	13.1%	0.771	1.064	
7	135	0.892	0.988	10.8%	0.973	1.003	
8	236	0.905	0.982	8.4%	0.969	0.994	
9	200	0.930	1.000	7.5%	0.987	1.013	
10	93	0.912	0.987	8.2%	0.967	1.008	
11	77	0.924	0.997	8.0%	0.981	1.014	
12	9	0.892	0.959	7.5%	0.888	1.030	
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.	
1900-1950	4	0.843	0.959	13.7%	0.772	1.146	
1951-1960	121	0.900	0.999	10.9%	0.984	1.013	
1961-1970	75	0.887	0.957	7.9%	0.930	0.985	
1971-1980	176	0.929	1.005	8.2%	0.990	1.020	
1981-1990	190	0.915	0.989	8.1%	0.977	1.001	
1991-2000	159	0.919	0.991	7.8%	0.977	1.004	
2001 - +	28	0.903	0.978	8.3%	0.943	1.013	
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.	
Average	402	0.918	0.991	8.0%	0.982	0.999	
Good	323	0.913	0.989	8.4%	0.978	1.000	
Very Good	28	0.871	0.994	14.2%	0.970	1.018	
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.	
1	388	0.906	0.984	8.6%	0.974	0.994	
1.5	5	0.937	1.015	8.3%	0.860	1.170	
2	353	0.922	0.996	8.0%	0.987	1.005	
2.5	7	0.874	0.947	8.3%	0.830	1.064	
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.	
7	136	0.897	0.986	9.9%	0.970	1.001	
8	617	0.917	0.991	8.1%	0.984	0.998	
Crestmont TGW Tract A_B	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.	
N	738	0.913	0.990	8.4%	0.983	0.997	
Y	15	0.984	0.997	1.4%	0.975	1.020	

## Area 31 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.0.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

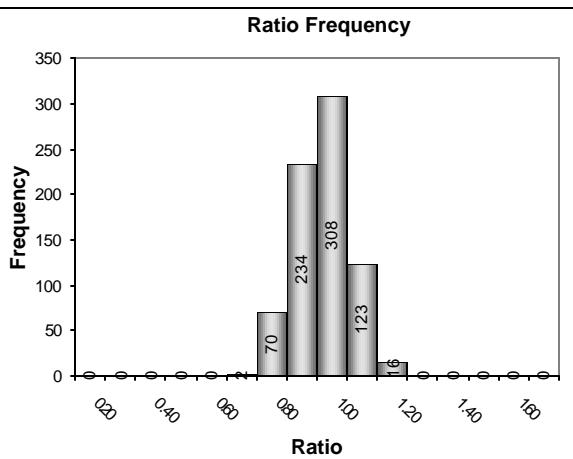
It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1000	44	0.883	0.995	12.6%	0.969	1.020
1001-1200	39	0.900	1.001	11.3%	0.974	1.028
1201-1400	50	0.920	1.004	9.1%	0.982	1.027
1401-1600	91	0.903	0.980	8.5%	0.957	1.003
1601-2000	138	0.914	0.988	8.1%	0.971	1.006
2001-2500	109	0.911	0.984	8.0%	0.965	1.002
2501- +	282	0.920	0.993	7.9%	0.983	1.003
Above Grade Living Area 1100 sqft.or less and Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	4	0.864	0.976	13.0%	0.731	1.221
Good	60	0.880	0.995	13.1%	0.974	1.016
Very Good	6	0.912	0.985	8.1%	0.905	1.066
Total View code greater than 13 and Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	4	0.988	0.996	0.9%	0.874	1.119
Good	11	0.977	0.986	0.9%	0.918	1.054
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	541	0.918	0.996	8.5%	0.988	1.003
Y	212	0.910	0.981	7.8%	0.967	0.995
Above Grade Living Area greater than 1100 sqft. and Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	398	0.918	0.991	8.0%	0.982	0.999
Good	263	0.918	0.989	7.7%	0.976	1.001
Very Good	22	0.864	0.996	15.3%	0.969	1.022
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-5000	10	0.999	1.012	1.4%	0.989	1.036
5001-8000	71	0.924	0.996	7.8%	0.974	1.019
8001-12000	479	0.921	0.999	8.5%	0.991	1.007
12001-16000	115	0.903	0.977	8.2%	0.959	0.996
16001 - +	78	0.890	0.963	8.3%	0.941	0.986

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> SE/Team-2	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 8/20/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b>  31	<b>Analyst ID:</b> RPAN	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 753			
<i>Mean Assessed Value</i>	400,700		
<i>Mean Sales Price</i>	438,000		
<i>Standard Deviation AV</i>	152,907		
<i>Standard Deviation SP</i>	171,115		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.920		
<i>Median Ratio</i>	0.917		
<i>Weighted Mean Ratio</i>	0.915		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.683		
<i>Highest ratio:</i>	1.139		
<i>Coefficient of Dispersion</i>	7.71%		
<i>Standard Deviation</i>	0.088		
<i>Coefficient of Variation</i>	9.57%		
<i>Price Related Differential (PRD)</i>	1.006		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.910		
<i>Upper limit</i>	0.926		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.914		
<i>Upper limit</i>	0.926		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	7410		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.088		
<i>Recommended minimum:</i>	12		
<i>Actual sample size:</i>	753		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	387		
<i># ratios above mean:</i>	366		
<i>Z:</i>	0.765		
<i>Conclusion:</i>	Normal*		
*i.e. no evidence of non-normality			



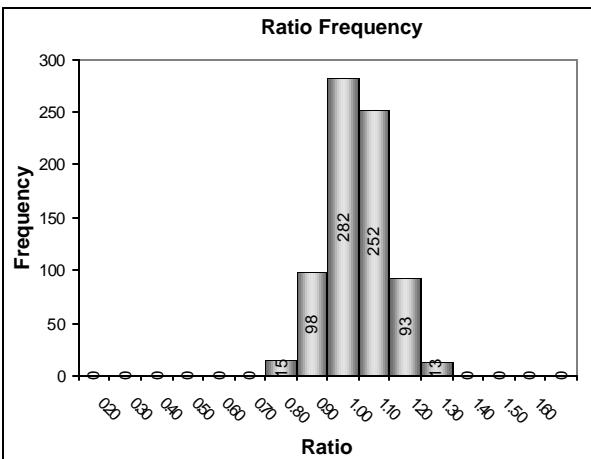
**COMMENTS:**

Single Family Residences throughout area 31.

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SE/ Team-2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 8/20/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
31	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
<b>SAMPLE STATISTICS</b>			
Sample size ( <i>n</i> ) 753 <b>Mean Assessed Value</b> 433,800 <b>Mean Sales Price</b> 438,000 <b>Standard Deviation AV</b> 162,757 <b>Standard Deviation SP</b> 171,115			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.999 <b>Median Ratio</b> 0.995 <b>Weighted Mean Ratio</b> 0.990			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.740 <b>Highest ratio:</b> 1.233 <b>Coefficient of Dispersion</b> 7.42% <b>Standard Deviation</b> 0.093 <b>Coefficient of Variation</b> 9.31% <b>Price Related Differential (PRD)</b> 1.008			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.988 Upper limit 1.005 <b>95% Confidence: Mean</b> Lower limit 0.992 Upper limit 1.005			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 7410 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.093 <b>Recommended minimum:</b> 14 <b>Actual sample size:</b> 753 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 386 # ratios above mean: 367 Z: 0.692 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

Single Family Residences throughout area 31.

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

### **View Coding**

0	No
1	Fair
2	Average
3	Good
4	Excellent

If an improvement has excellent Lake Washington view, excellent territorial view, excellent seattle skyline view and excellent cascade view, total view code will be 16.

**Sales Available for Annual Update Analysis**  
**Area 31**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	162405	9164	05/18/01	186800	770	0	6	1964	4	9583	0	0	12033 SE 40TH LN
7	220150	0700	02/15/00	229000	740	740	7	1954	5	10000	0	0	4118 153RD AV SE
7	220150	0860	01/15/00	221000	740	740	7	1954	4	10314	0	0	4118 154TH AV SE
7	220150	0695	05/10/00	234000	750	450	7	1954	4	9465	0	0	4124 153RD AV SE
7	220570	0115	08/14/01	197500	800	0	7	1955	4	7850	0	0	14215 SE EASTGATE DR
7	220450	0130	12/13/00	195000	810	0	7	1955	4	16950	0	0	4011 147TH PL SE
7	220150	1305	02/11/00	239500	850	850	7	1954	5	10677	0	0	15417 SE 42ND ST
7	220150	0495	02/09/00	213000	850	850	7	1954	4	10080	0	0	15131 SE 41ST ST
7	220150	0060	04/12/00	227500	850	750	7	1954	4	9840	0	0	15232 SE 39TH ST
7	220250	0190	05/24/00	227000	850	810	7	1954	4	11518	0	0	3811 155TH AV SE
7	220550	0355	12/14/00	239950	850	850	7	1955	4	8360	0	0	3737 146TH AV SE
7	220050	0240	12/20/00	242000	850	850	7	1954	4	9000	0	0	4062 149TH AV SE
7	220550	0650	06/25/01	228900	850	590	7	1955	4	10952	0	0	14424 SE 37TH ST
7	220570	0365	06/05/01	248000	850	690	7	1955	4	8640	0	0	3743 140TH AV SE
7	220150	1050	07/09/01	225500	850	110	7	1954	4	10400	0	0	15414 SE 42ND ST
7	220450	0250	03/29/00	185000	950	0	7	1955	4	9084	0	0	4220 146TH AV SE
7	220550	0045	07/11/00	207000	950	0	7	1955	4	18600	0	0	14753 SE 39TH ST
7	220550	0520	07/19/00	200000	950	0	7	1955	4	8450	0	0	14723 SE 37TH ST
7	220050	0030	10/06/00	227500	950	0	7	1954	4	10400	0	0	14910 SE ALLEN RD
7	220250	0265	03/14/01	179635	950	0	7	1954	4	9550	0	0	3964 154TH AV SE
7	220450	0285	05/22/01	225000	950	0	7	1955	4	9385	0	0	14621 SE 42ND ST
7	220570	0190	06/14/01	233000	950	0	7	1955	5	8585	0	0	3810 139TH PL SE
7	220150	0430	07/27/01	205000	950	0	7	1954	4	10784	0	0	4203 153RD AV SE
7	220450	0400	08/16/01	232000	950	0	7	1955	3	8750	0	0	14518 SE 42ND PL
7	220550	0400	08/23/01	206000	950	950	7	1955	3	8250	0	0	3810 145TH AV SE
7	220450	0025	12/04/01	229950	950	0	7	1955	4	13438	0	0	4003 147TH AV SE
7	220450	0115	11/29/01	210000	950	0	7	1954	3	11304	0	0	4002 147TH AV SE
7	220450	0310	04/25/01	262000	960	500	7	1992	3	11266	0	0	14527 SE 42ND PL

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7	220650	0455	06/27/01	210500	960	0	7	1955	5	7490	0	0	3801 139TH AV SE
7	220450	0435	12/19/01	250000	960	320	7	1954	4	9914	0	0	014435 SE 42ND ST
7	220150	0955	04/12/00	237500	970	800	7	1954	4	10000	0	0	3823 156TH AV SE
7	220250	0145	04/25/01	182250	970	0	7	1955	4	9858	0	0	03936 153RD AV SE
7	038400	0075	06/28/01	265000	970	120	7	1955	4	10440	0	0	014244 SE 41ST ST
7	220650	0645	07/27/00	237000	1000	520	7	1955	4	9400	0	0	013919 SE 38TH PL
7	220650	0070	09/27/00	224950	1000	240	7	1955	4	9592	2	0	013902 SE 37TH ST
7	220550	0265	12/12/00	227000	1000	800	7	1955	4	9193	0	0	014432 SE 40TH ST
7	220570	0055	05/18/01	205000	1000	250	7	1955	4	12310	0	0	014400 SE EASTGATE DR
7	220550	0415	01/06/00	218000	1010	550	7	1955	4	11400	0	0	014420 SE 38TH ST
7	220550	0460	03/02/00	203000	1010	0	7	1955	4	8819	0	0	03735 147TH AV SE
7	220570	0130	05/24/00	209950	1010	0	7	1955	4	8767	0	0	014249 SE EASTGATE DR
7	220570	0145	11/30/00	215000	1010	0	7	1955	4	9488	0	0	014401 SE EASTGATE DR
7	220650	0595	08/21/01	231500	1010	0	7	1955	4	8640	0	0	013934 SE 40TH ST
7	220550	0570	12/28/01	222000	1010	0	7	1955	4	9256	0	0	03718 147TH AV SE
7	220650	0095	07/05/00	240000	1020	380	7	1955	4	9000	0	0	03728 139TH AV SE
7	220650	0265	03/26/01	223000	1020	0	7	1956	4	9714	0	0	03723 136TH PL SE
7	038400	0030	06/15/01	228000	1020	0	7	1954	4	10440	0	0	014233 SE 40TH ST
7	220450	0315	08/01/01	259500	1020	450	7	1955	4	10685	0	0	04266 147TH AV SE
7	607320	0020	10/08/01	202000	1020	0	7	1955	4	9835	0	0	012024 SE 42ND ST
7	220150	0705	03/29/00	234950	1040	570	7	1954	4	10000	0	0	04104 153RD AV SE
7	220650	0450	07/13/01	228500	1040	0	7	1955	4	8200	0	0	03747 139TH AV SE
7	220150	1045	11/20/00	210000	1050	0	7	1954	4	9802	0	0	015422 SE 42ND ST
7	220570	0505	04/26/01	200000	1060	0	7	1955	4	8739	0	0	03764 140TH AV SE
7	220650	0575	07/11/01	263500	1060	190	7	1955	4	7781	0	0	03821 139TH PL SE
7	424600	0280	04/26/00	220000	1070	950	7	1961	4	10117	0	0	04004 161ST AV SE
7	220150	1015	10/24/00	239000	1070	850	7	1954	4	10000	0	0	04071 156TH AV SE
7	220150	0945	10/10/01	209900	1070	0	7	1954	4	10487	0	0	03811 156TH AV SE
7	220570	0120	07/11/01	219500	1090	0	7	1955	5	8036	0	0	014227 SE EASTGATE DR

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7	220550	0350	07/20/00	207500	1120	0	7	1955	4	8360	0	0	3729 146TH AV SE
7	220150	0320	11/05/01	199950	1130	0	7	1954	4	10900	0	0	4004 151ST AV SE
7	220550	0240	11/15/00	224000	1190	810	7	1955	4	9621	0	0	14501 SE EASTGATE DR
7	220150	1210	02/16/00	194500	1200	0	7	1954	4	12246	0	0	3842 156TH AV SE
7	220570	0220	11/06/00	223000	1200	0	7	1955	4	8416	0	0	14037 SE 38TH ST
7	220050	0410	03/10/00	209000	1210	0	7	1954	4	8940	0	0	14803 SE ALLEN RD
7	220150	1145	07/24/01	230000	1240	0	7	1954	4	10000	0	0	3828 155TH AV SE
7	220150	1410	08/24/01	215000	1250	0	7	1955	4	9600	2	0	15514 SE 38TH ST
7	152405	9052	12/15/00	247300	1260	0	7	1957	4	17424	0	0	13820 SE ALLEN RD
7	424600	0230	12/18/01	250000	1270	0	7	1968	3	9600	0	0	4042 161ST AV SE
7	424600	0380	08/29/00	248000	1280	0	7	1968	5	10400	0	0	4029 161ST AV SE
7	220570	0280	07/28/01	210000	1280	0	7	1955	4	10079	0	0	14216 SE 40TH ST
7	038400	0095	07/05/00	211500	1290	0	7	1955	4	10440	0	0	14222 SE 41ST ST
7	220450	0600	10/25/01	186000	1290	0	7	1954	4	10440	0	0	14402 SE 41ST ST
7	220650	0170	06/13/01	225000	1300	0	7	1956	4	9000	0	0	3763 138TH PL SE
7	220550	0205	05/24/00	218500	1310	0	7	1955	4	8432	0	0	3910 146TH AV SE
7	220150	1205	06/20/00	203000	1310	0	7	1954	4	12404	0	0	3828 156TH AV SE
7	220150	0530	08/07/00	201000	1310	0	7	1954	4	10000	0	0	4104 152ND AV SE
7	424600	0290	11/13/01	242500	1310	0	7	1967	4	5517	0	0	16125 SE 40TH ST
7	220550	0635	09/25/00	285000	1320	1070	7	1963	4	10393	0	0	14402 SE 37TH ST
7	220570	0555	08/22/01	222500	1340	0	7	1956	4	11600	0	0	14305 SE 37TH ST
7	220150	0950	09/07/00	212000	1350	0	7	1954	4	11400	0	0	3815 156TH AV SE
7	424600	0140	11/03/00	215000	1350	0	7	1961	5	10425	0	0	4048 162ND AV SE
7	220150	1020	12/13/01	220000	1380	0	7	1954	4	10082	0	0	4077 156TH AV SE
7	220150	0280	03/26/01	218000	1390	0	7	1954	4	9920	0	0	15113 SE 41ST PL
7	220570	0520	08/23/01	256900	1400	0	7	1955	5	9100	0	0	14017 SE 37TH PL
7	220550	0385	06/18/01	225000	1410	0	7	1955	4	8250	0	0	3834 145TH AV SE
7	556610	0270	08/16/00	225000	1420	0	7	1957	4	10702	0	0	4303 123RD AV SE
7	607320	0075	05/15/00	289950	1430	0	7	1955	4	9135	0	0	4202 120TH AV SE

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7	220450	0480	06/22/00	225000	1430	0	7	1954	4	8640	0	0	14432 SE 42ND ST
7	424600	0080	12/10/01	245000	1430	0	7	1967	4	6300	0	0	16315 SE 40TH ST
7	556610	0035	05/15/00	215000	1440	0	7	1956	4	15900	0	0	12202 SE 42ND ST
7	220450	0040	04/16/01	240000	1470	0	7	1955	4	9360	0	0	4116 146TH AV SE
7	220150	0420	07/26/01	202500	1490	0	7	1954	4	10311	0	0	4131 153RD AV SE
7	560350	0035	05/25/00	299500	1510	1180	7	1959	4	12150	2	0	4149 133RD AV SE
7	556610	0245	05/17/01	243000	1550	0	7	1955	4	9902	0	0	12113 SE 43RD ST
7	221410	0050	11/08/01	269950	1570	0	7	1955	5	11243	0	0	13905 SE 40TH ST
7	560370	0090	08/22/00	331000	1590	1100	7	1961	4	11859	0	0	4030 134TH AV SE
7	220650	0365	12/07/00	230000	1610	0	7	1957	4	9500	0	0	13506 SE 40TH ST
7	220690	0040	02/25/00	245000	1620	0	7	1956	5	10525	0	0	4004 140TH AV SE
7	424600	0010	06/13/00	225000	1620	0	7	1958	4	11370	0	0	16320 SE NEWPORT WY
7	556610	0115	02/22/01	265000	1620	0	7	1957	4	11250	0	0	4243 123RD AV SE
7	556610	0295	11/16/00	234500	1660	0	7	1957	4	10670	0	0	4401 123RD AV SE
7	038400	0040	12/26/01	229000	1670	0	7	1955	4	10440	0	0	14243 SE 40TH ST
7	544830	0271	11/08/00	309500	1780	0	7	1952	4	26200	2	0	3551 122ND AV SE
7	244210	0600	11/28/00	232000	1800	0	7	1966	4	11280	2	0	12203 SE 35TH ST
7	560380	0210	12/17/01	319000	1870	0	7	1964	4	12700	0	0	4211 135TH PL SE
7	556610	0185	06/13/00	274000	2750	0	7	1958	4	12000	0	0	4226 123RD AV SE
7	220570	0440	10/12/01	300000	2830	0	7	1955	4	9670	0	0	14260 SE 38TH ST
7	517630	0051	12/26/00	280000	1360	480	8	1977	3	16400	0	0	15616 SE NEWPORT WY
7	162405	9173	06/11/01	432000	1580	290	8	1958	4	17424	0	0	12010 SE 42ND CT
7	560350	0010	04/26/00	330000	1600	1220	8	1962	4	12016	1	0	4101 133RD AV SE
7	544830	0318	01/18/01	335000	1830	0	8	1998	3	6774	0	0	12101 SE 38TH PL
7	560350	0090	11/28/01	282000	1890	0	8	1961	4	15120	0	0	4138 133RD AV SE
7	162405	9231	06/19/00	368000	1980	1750	8	1961	4	28087	7	0	4105 131ST AV SE
7	244210	0920	09/06/01	342000	2150	0	8	1997	3	7723	0	0	12210 SE 39TH PL
7	544830	0260	03/30/00	329000	2160	0	8	1978	3	13940	2	0	3526 120TH AV SE
7	544830	0322	11/21/00	354560	2210	0	8	1998	3	6513	0	0	12151 SE 38TH PL

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7	244210	0345	07/11/01	363000	2230	0	8	1997	3	10958	2	0	12201 SE 36TH ST
7	092405	9175	07/19/01	495000	2450	930	8	2000	3	27287	6	0	3775 132ND AV SE
7	220550	0662	12/20/00	348800	2580	0	8	2000	3	7356	0	0	3607 146TH AV SE
7	066295	0180	07/12/01	494000	2570	0	9	2001	3	6639	0	0	12099 SE 41ST ST
7	066295	0110	06/20/01	477500	2650	0	9	2001	3	8112	0	0	12150 SE 41ST ST
7	066295	0160	12/22/00	409950	2730	0	9	2001	3	8612	0	0	12123 SE 41ST ST
7	066295	0050	09/05/01	489000	2760	0	9	2001	3	6693	0	0	12072 SE 41ST ST
7	066295	0080	05/31/01	486500	2840	0	9	2001	3	7107	0	0	12084 SE 41ST ST
7	066295	0200	07/13/01	506000	2840	0	9	2001	3	6480	0	0	12058 SE 41ST ST
7	066295	0220	08/15/01	493950	2840	0	9	2001	3	6542	0	0	12057 SE 41ST ST
7	066295	0090	04/23/01	472500	3030	0	9	2001	3	7749	0	0	12078 SE 41ST ST
7	066295	0170	06/04/01	461500	3030	0	9	2001	3	6892	0	0	12115 SE 41ST ST
7	066295	0060	08/20/01	536500	3030	0	9	2001	3	6645	0	0	12074 SE 41ST ST
7	066295	0230	10/01/01	541750	3030	0	9	2001	3	7087	0	0	12041 SE 41ST ST
7	066295	0100	04/07/01	472500	3070	0	9	2001	3	9868	0	0	12128 SE 41ST ST
7	066295	0070	07/05/01	543000	3070	0	9	2001	3	7269	0	0	12090 SE 41ST ST
7	254060	0040	04/25/01	535000	2640	870	10	2001	3	9981	6	0	4131 131ST AV SE
7	254060	0020	08/03/00	495000	2740	1020	10	2000	3	10738	6	0	4117 131ST AV SE
7	254060	0050	03/14/01	588135	2820	800	10	2001	3	10111	6	0	4137 131ST AV SE
7	254060	0030	11/07/00	500000	2840	870	10	2000	3	10498	6	0	4125 131ST AV SE
7	254060	0010	07/30/01	575000	2980	920	10	2001	3	13019	6	0	4118 131ST AV SE
8	162405	9293	04/12/01	239000	940	0	6	1947	4	11876	0	0	4611 130TH AV SE
8	942950	0225	05/17/01	263000	1090	0	6	1950	4	28800	2	0	16931 SE NEWPORT WY
8	220670	0245	04/25/00	228950	850	850	7	1955	4	13440	0	0	4512 151ST AV SE
8	220670	0015	08/09/00	224900	850	700	7	1955	4	10551	0	0	4423 149TH AV SE
8	220350	0205	09/10/01	259950	850	740	7	1954	4	9634	0	0	15107 SE 42ND PL
8	220350	0280	10/17/01	212435	850	0	7	1954	4	11861	0	0	15017 SE 43RD ST
8	220350	0535	03/24/00	205000	950	0	7	1954	4	9425	0	0	15053 SE 44TH ST
8	220150	1400	05/01/01	225000	950	0	7	1954	4	13170	0	0	15153 SE NEWPORT WY

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8	220670	0025	02/16/00	210000	1010	500	7	1956	5	18600	0	0	4411 149TH AV SE
8	220670	0520	12/19/01	280000	1010	500	7	1956	4	10800	0	0	14909 SE 45TH PL
8	220670	0065	11/29/01	269000	1050	900	7	1955	4	9908	0	0	15024 SE 44TH PL
8	162405	9143	02/09/01	188500	1100	0	7	1942	4	12880	0	0	4332 129TH PL SE
8	220350	0020	09/10/01	202000	1120	0	7	1954	4	10098	0	0	14907 SE NEWPORT WY
8	220670	0490	05/25/00	240400	1160	750	7	1955	4	8250	0	0	4633 149TH AV SE
8	162405	9215	09/21/01	245000	1190	0	7	1962	4	12196	0	0	12838 SE 47TH PL
8	220670	0295	05/25/00	237000	1210	0	7	1955	5	9473	0	0	15045 SE 46TH ST
8	220350	0235	07/19/00	239500	1240	850	7	1954	4	9720	0	0	15124 SE 43RD ST
8	220350	0255	11/08/00	204000	1240	0	7	1954	4	9500	0	0	15006 SE 43RD PL
8	220670	0225	02/17/00	180000	1250	0	7	1955	3	14750	0	0	4507 150TH PL SE
8	220150	1390	06/30/00	199950	1270	0	7	1954	4	11298	0	0	15139 SE NEWPORT WY
8	942950	0080	08/01/00	220000	1270	1270	7	1961	4	26769	0	0	16800 SE NEWPORT WY
8	220670	0375	07/19/00	214950	1280	0	7	1955	4	10125	0	0	15029 SE 45TH PL
8	220670	0485	06/19/00	215500	1310	0	7	1956	4	8250	0	0	4646 148TH AV SE
8	934700	0020	08/22/01	319000	1320	400	7	1950	5	8009	0	0	4439 158TH AV SE
8	602800	0205	01/14/00	263000	1410	320	7	1992	3	9777	0	0	4105 161ST AV SE
8	220350	0545	12/21/01	310000	1410	520	7	1954	5	10627	0	0	15041 SE 44TH ST
8	602800	0045	03/09/00	298000	1430	600	7	1961	4	12900	0	0	4112 161ST AV SE
8	785560	0290	08/25/00	375000	1430	1200	7	1962	4	8100	2	0	13250 SE 43RD ST
8	221170	0130	11/12/01	424000	1510	1510	7	1958	4	24600	2	0	16504 SE 45TH ST
8	220670	0385	08/14/01	250000	1540	0	7	1955	5	10125	0	0	15045 SE 45TH PL
8	220350	0525	05/30/01	254000	1740	0	7	1954	5	9360	0	0	15069 SE 44TH ST
8	220350	0515	03/05/01	324500	1800	0	7	1999	3	14027	0	0	15085 SE 44TH ST
8	517580	0051	09/27/01	266300	1090	480	8	1983	4	8822	0	0	15727 SE NEWPORT WY
8	884990	0040	11/29/00	289950	1140	670	8	1972	4	15101	0	0	16441 SE 42ND PL
8	260000	0600	12/12/00	300000	1150	600	8	1978	4	11000	0	0	5130 133RD PL SE
8	934696	0090	07/13/00	337000	1170	1090	8	1978	4	8970	0	0	4652 159TH AV SE
8	934695	0020	08/30/00	349000	1170	1180	8	1977	5	10632	0	0	4635 153RD AV SE

**Sales Available for Annual Update Analysis**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	785560	0480	05/29/01	345000	1210	1160	8	1972	3	10800	0	0	4205 135TH AV SE
8	344700	0060	05/17/00	310000	1220	920	8	1964	4	13286	0	0	15916 SE 41ST PL
8	934691	0260	12/07/00	290000	1230	910	8	1974	4	7500	0	0	15108 SE 47TH ST
8	934691	0500	05/03/00	284950	1240	1220	8	1976	4	10650	0	0	15144 SE 46TH WY
8	259220	0150	05/13/00	295000	1310	1030	8	1982	3	9550	0	0	6025 145TH PL SE
8	168790	0580	11/21/00	325000	1320	400	8	1983	4	10142	0	0	4645 163RD PL SE
8	345990	0145	03/27/01	682500	1320	1320	8	1960	5	17067	12	0	14800 SE 51ST ST
8	214133	0340	11/21/01	315000	1330	800	8	1978	4	8637	0	0	15816 SE 48TH DR
8	214132	0260	01/17/00	285500	1340	620	8	1977	4	9123	0	0	15210 SE 48TH DR
8	260001	0600	11/29/00	337100	1340	600	8	1982	3	20091	0	0	13200 SE 49TH ST
8	856280	0330	10/17/00	320000	1350	350	8	1973	4	9350	0	0	4750 149TH AV SE
8	260010	0460	02/17/00	290000	1360	1020	8	1978	4	8848	0	0	13508 SE 57TH ST
8	260012	0150	05/31/00	345000	1360	1050	8	1982	3	8605	0	0	5820 134TH PL SE
8	785560	0340	08/25/00	335000	1360	790	8	1962	4	8411	5	0	13305 SE 43RD ST
8	214133	0270	06/02/00	307000	1370	470	8	1978	4	8488	0	0	15933 SE 48TH DR
8	785580	0910	06/12/00	379000	1400	750	8	1967	4	8536	6	0	4400 132ND AV SE
8	602800	0065	08/18/00	292000	1400	1400	8	1966	4	9000	0	0	4144 161ST AV SE
8	214130	0240	05/23/01	346000	1400	1250	8	1976	4	10049	0	0	14412 SE 49TH ST
8	785580	1430	01/26/00	328000	1420	1200	8	1968	4	8640	2	0	4710 132ND AV SE
8	177760	0940	05/23/00	276000	1420	1310	8	1968	3	10400	0	0	4304 158TH PL SE
8	260012	0290	05/30/00	348000	1420	480	8	1983	3	9490	0	0	5910 134TH PL SE
8	607050	0020	08/29/01	361000	1420	1180	8	1957	4	33217	0	0	16025 SE 43RD ST
8	259220	0720	03/28/01	339950	1430	830	8	1982	3	8400	0	0	14745 SE 63RD PL
8	785670	0990	04/25/01	335500	1430	770	8	1971	4	9163	0	0	4501 146TH AV SE
8	932361	0140	04/05/00	352000	1440	700	8	1981	3	10696	0	0	5270 HIGHLAND DR SE
8	785670	0730	05/09/00	300000	1440	940	8	1972	4	8300	0	0	14506 SE 46TH ST
8	226840	0400	06/28/00	335000	1440	990	8	1976	4	9709	0	0	13114 SE 49TH ST
8	934692	0060	08/10/00	284900	1440	470	8	1976	3	9160	0	0	15416 SE 46TH PL
8	856280	0570	09/14/00	304000	1440	570	8	1972	4	7800	0	0	14913 SE 46TH PL

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	111550	0120	11/29/00	298000	1440	380	8	1974	4	8050	0	0	13020 SE 47TH ST
8	214133	0150	10/01/01	334000	1440	380	8	1978	4	10524	0	0	5002 159TH PL SE
8	856280	0180	11/12/01	335000	1440	660	8	1972	4	12600	0	0	4739 149TH AV SE
8	549520	0170	01/14/00	264500	1450	1350	8	1968	4	12445	0	0	4248 163RD AV SE
8	785580	1690	11/30/00	405000	1450	1220	8	1968	4	10340	7	0	4709 SOMERSET DR SE
8	177760	0960	06/22/00	303950	1460	750	8	1968	4	9930	0	0	15911 SE 43RD ST
8	162405	9294	08/10/00	296000	1470	1200	8	1979	4	11876	0	0	4601 130TH AV SE
8	785580	0520	01/11/01	420000	1470	1200	8	1967	4	9106	2	0	4414 133RD AV SE
8	226840	0150	01/23/01	295000	1470	590	8	1976	3	10669	0	0	13015 SE 49TH ST
8	785560	0650	01/22/01	306950	1470	0	8	1966	4	8800	4	0	13405 SE 43RD ST
8	345990	0275	09/06/01	465000	1470	1470	8	1967	4	18750	10	0	14606 SE 50TH ST
8	934692	0070	05/02/00	328750	1480	450	8	1975	4	10183	0	0	15413 SE 46TH PL
8	345940	0330	11/09/00	335000	1480	780	8	1973	4	11656	0	0	4431 154TH PL SE
8	259222	0030	12/22/00	383777	1480	620	8	1985	3	7332	0	0	6315 150TH AV SE
8	934692	0174	06/21/01	299999	1480	300	8	1975	3	10464	0	0	15505 SE 46TH WY
8	785580	0200	08/10/01	495000	1490	1390	8	1966	4	8800	6	0	13314 SE 44TH PL
8	345940	0380	03/16/00	311000	1500	730	8	1973	4	10400	0	0	4414 154TH PL SE
8	785657	0120	06/05/00	320000	1500	810	8	1980	3	17000	0	0	5200 HIGHLAND DR
8	214131	0820	08/28/01	370000	1500	700	8	1978	4	9840	0	0	15232 SE 48TH DR
8	260003	0080	08/22/01	344000	1500	420	8	1984	3	10511	0	0	13230 SE 55TH PL
8	177750	0100	01/13/00	437500	1510	1430	8	1969	4	9375	0	0	15804 SE 42ND PL
8	346160	0020	09/18/00	318000	1510	420	8	1975	4	7758	0	0	4340 157TH PL SE
8	785660	0630	01/29/01	356000	1510	590	8	1968	4	9100	0	0	14116 SE 45TH PL
8	785656	0140	09/14/00	435000	1520	700	8	1980	3	16700	5	0	14005 SE 50TH ST
8	346160	0040	09/21/00	402500	1520	1260	8	1975	4	10471	2	0	4330 157TH PL SE
8	785660	0620	01/23/01	305000	1520	0	8	1968	4	8898	0	0	14156 SE 45TH PL
8	162405	9266	02/23/01	310000	1520	770	8	1974	4	13068	0	0	12824 SE 44TH PL
8	934690	0280	05/23/01	325000	1520	730	8	1972	5	8500	0	0	15016 SE 46TH PL
8	785660	1090	06/20/01	362000	1520	740	8	1973	3	8000	0	0	4560 143RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	785500	0020	12/07/01	469500	1520	1430	8	1970	4	10557	6	0	13630 SE 43RD ST
8	260011	0400	06/14/01	391000	1530	1050	8	1979	4	12583	2	0	5712 141ST PL SE
8	260011	0010	09/13/01	399950	1530	1070	8	1979	4	10107	0	0	13819 SE 60TH ST
8	785580	1180	10/27/00	489000	1540	1300	8	1966	4	8800	6	0	4631 132ND AV SE
8	934698	0080	03/13/01	325500	1540	340	8	1977	4	9000	0	0	15739 SE 45TH CT
8	162405	9274	01/11/00	286000	1550	460	8	1976	4	13503	0	0	12903 SE 45TH LN
8	260011	0540	04/20/00	330000	1560	460	8	1979	4	9158	0	0	5708 140TH PL SE
8	785660	1170	06/12/00	372000	1560	890	8	1969	4	15600	0	0	4400 144TH AV SE
8	602800	0120	09/16/00	285565	1560	1200	8	1971	3	9600	0	0	16183 SE 42ND ST
8	785656	0230	02/07/01	358000	1560	910	8	1985	3	8900	0	0	14118 SE 51ST PL
8	345940	0390	08/21/01	390000	1560	1470	8	1973	4	10887	0	0	4406 154TH PL SE
8	934690	0260	06/19/00	307000	1570	1400	8	1975	4	6820	0	0	15032 SE 46TH PL
8	934692	0380	12/23/00	310000	1570	830	8	1978	4	6930	0	0	15929 SE 46TH WY
8	259220	0310	07/09/01	402400	1570	750	8	1982	4	13914	0	0	14601 SE 60TH ST
8	785580	0640	07/28/00	545000	1580	1520	8	1965	4	8400	10	0	4545 SOMERSET DR SE
8	214131	0010	04/05/01	335000	1580	830	8	1977	4	9476	0	0	15225 SE 49TH ST
8	785580	0590	08/01/00	439880	1590	1590	8	1964	4	9459	7	0	4509 134TH PL SE
8	785560	0090	02/23/01	310000	1590	1200	8	1976	4	11300	0	0	13508 SE 42ND PL
8	259220	1710	06/20/00	327500	1600	1030	8	1981	3	9051	2	0	5913 143RD PL SE
8	260011	0310	07/24/00	360000	1600	1060	8	1979	4	9771	0	0	14008 SE 60TH ST
8	785530	0400	06/18/01	480000	1600	1150	8	1962	4	8501	15	0	4448 138TH AV SE
8	785656	0260	07/02/01	325000	1600	0	8	1983	3	9500	0	0	14018 SE 51ST PL
8	260011	0530	02/03/00	280500	1610	400	8	1979	3	9200	0	0	5714 140TH PL SE
8	785580	0490	05/08/00	478000	1610	1230	8	1971	4	8472	2	0	4500 133RD AV SE
8	260011	0150	06/01/00	380000	1610	1170	8	1979	3	11376	0	0	14009 SE 60TH ST
8	260000	0480	08/14/00	339000	1610	290	8	1977	4	8600	0	0	13538 SE 52ND ST
8	785660	0210	09/20/00	342000	1610	0	8	1972	4	10200	0	0	14214 SE 45TH ST
8	260011	0610	11/03/00	349000	1610	780	8	1979	4	10031	0	0	5611 140TH PL SE
8	177760	0010	07/02/01	400000	1610	1610	8	1968	5	9625	0	0	15800 SE 42ND PL

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	955270	0240	07/13/00	325000	1620	420	8	1985	4	11846	0	0	14420 SE 63RD ST
8	260012	0340	08/28/01	355000	1620	1210	8	1983	3	7805	0	0	5909 135TH PL SE
8	177760	0520	05/10/00	299000	1630	1540	8	1968	4	10364	0	0	4248 159TH AV SE
8	260012	0310	09/21/00	375000	1630	510	8	1983	3	9568	0	0	13405 SE 59TH ST
8	934691	0420	10/20/00	375000	1630	1430	8	1973	4	7800	0	0	15114 SE 47TH PL
8	177760	0330	08/06/01	370000	1630	880	8	1967	4	10350	0	0	4221 159TH AV SE
8	785642	0060	09/24/01	370000	1630	1100	8	1976	4	11000	4	0	4228 136TH PL SE
8	785560	0710	11/05/01	418000	1630	1000	8	1963	4	10300	7	0	4305 SOMERSET BL SE
8	785670	0570	08/28/01	365000	1640	940	8	1975	4	8772	0	0	14707 SE 46TH ST
8	785600	0110	08/03/00	471000	1650	1100	8	1967	4	10000	0	0	4511 141ST PL SE
8	259220	0440	04/24/01	410000	1650	310	8	1984	3	10469	0	0	6133 147TH AV SE
8	785660	0370	06/26/01	418950	1650	920	8	1970	4	9700	4	0	4470 141ST AV SE
8	260011	0520	07/02/01	345000	1650	480	8	1979	4	8625	0	0	5720 140TH PL SE
8	260010	0100	05/16/00	302000	1660	580	8	1977	4	8852	0	0	5629 135TH PL SE
8	785670	0600	06/12/00	288000	1660	0	8	1967	3	8560	0	0	14609 SE 46TH ST
8	785670	0620	04/30/01	353000	1660	0	8	1967	4	8642	0	0	14525 SE 46TH ST
8	177760	0580	12/06/01	461500	1660	1530	8	1970	4	10125	0	0	15636 SE 43RD ST
8	785580	1020	08/08/01	375000	1660	1400	8	1973	4	11450	6	0	13241 SE 43RD PL
8	785655	0400	04/24/00	288000	1670	600	8	1979	4	14200	0	0	14106 SE 50TH ST
8	607050	0095	08/18/00	375000	1670	1670	8	1966	4	28328	0	0	16020 SE 42ND PL
8	214134	0080	07/02/01	402000	1670	890	8	1979	4	31358	3	0	15341 SE 49TH PL
8	162405	9273	11/01/00	299950	1680	570	8	1975	4	13503	0	0	12911 SE 45TH LN
8	785580	0730	07/24/01	524950	1680	1410	8	1967	4	9238	7	0	4431 133RD AV SE
8	785580	1240	09/12/01	332000	1680	1200	8	1976	4	8800	0	0	4701 132ND AV SE
8	517580	0052	11/20/00	287000	1690	400	8	1983	3	10071	0	0	4133 158TH AV SE
8	260012	0020	08/10/00	287500	1700	0	8	1980	3	11078	0	0	13640 SE 59TH ST
8	260004	0020	06/22/01	315000	1700	0	8	1984	3	9145	0	0	13217 SE 54TH PL
8	785580	1550	06/16/00	476750	1710	1010	8	1973	4	12250	6	0	4740 133RD AV SE
8	785670	0440	03/06/00	293560	1720	0	8	1967	4	8300	0	0	14720 SE 46TH ST

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	785670	0420	08/17/00	255000	1720	0	8	1967	4	9000	0	0	14731 SE 45TH CT
8	785670	0610	12/15/00	275000	1720	0	8	1967	4	8534	0	0	14601 SE 46TH ST
8	322450	0250	02/28/00	339000	1730	900	8	1978	4	11160	0	0	15422 SE 47TH ST
8	162405	9124	03/28/00	360000	1730	0	8	1953	4	25375	6	0	4608 130TH PL SE
8	856280	0290	03/06/00	285000	1730	0	8	1970	3	9080	0	0	14930 SE 47TH PL
8	955270	0340	11/15/00	320000	1740	0	8	1985	3	12845	0	0	14208 SE 63RD ST
8	259220	0520	01/17/01	288000	1740	0	8	1981	3	10083	0	0	14602 SE 63RD ST
8	168790	0400	08/23/01	382500	1740	920	8	1981	3	11328	0	0	4624 162ND AV SE
8	932361	0360	03/11/01	447000	1750	700	8	1979	4	11852	6	0	5214 137TH PL SE
8	162405	9290	07/26/00	345000	1760	970	8	1978	4	10454	0	0	4624 130TH PL SE
8	785580	1560	02/20/01	402000	1760	1200	8	1974	3	10873	6	0	4734 133RD AV SE
8	934692	0200	04/30/01	372500	1760	1130	8	1976	3	9915	0	0	15707 SE 46TH WY
8	259220	0430	10/10/01	385000	1760	510	8	1982	3	9727	0	0	6127 147TH AV SE
8	934696	0070	10/05/01	378500	1770	420	8	1978	4	12504	0	0	4660 159TH AV SE
8	177760	0970	01/05/00	299000	1780	1380	8	1968	4	9512	0	0	15921 SE 43RD ST
8	934693	0250	05/24/00	349950	1780	510	8	1976	3	9546	0	0	15802 SE 47TH ST
8	934693	0150	07/31/00	310000	1780	400	8	1976	4	7200	0	0	15853 SE 47TH ST
8	934691	0180	05/29/01	332853	1780	1480	8	1974	4	9350	0	0	4702 152ND PL SE
8	260004	0130	11/20/01	327000	1790	0	8	1984	3	9580	0	0	13288 SE 54TH PL
8	785560	0660	12/26/01	325000	1790	0	8	1961	4	8800	0	0	13413 SE 43RD ST
8	785656	0240	03/12/01	315000	1800	0	8	1987	4	9100	0	0	14112 SE 51ST PL
8	168790	0270	05/15/01	367900	1800	960	8	1981	3	9895	0	0	16027 SE 46TH PL
8	142405	9133	11/14/00	310400	1810	0	8	1983	3	10270	0	0	4663 161ST AV SE
8	785580	1150	09/21/00	510000	1820	1410	8	1963	4	9810	6	0	4545 132ND AV SE
8	785664	0280	10/15/01	425200	1820	1130	8	1985	3	9088	0	0	13804 SE 42ND ST
8	785530	0440	02/14/01	523000	1830	1290	8	1968	4	9010	16	0	4508 138TH AV SE
8	785660	0710	08/10/01	444000	1840	640	8	1968	4	9300	0	0	14201 SE 45TH ST
8	785655	0040	10/25/00	305000	1860	0	8	1981	3	8500	0	0	4955 HIGHLAND DR SE
8	168790	0610	02/21/01	325000	1860	0	8	1983	3	9495	0	0	16307 SE 46TH PL

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8	856280	0450	06/16/00	300000	1870	0	8	1972	5	8500	0	0	4690 149TH AV SE
8	260012	0430	05/09/00	390000	1900	1030	8	1983	4	9154	0	0	13631 SE 59TH ST
8	934698	0060	03/23/01	295000	1900	0	8	1977	3	7058	0	0	15721 SE 45TH CT
8	259220	0140	06/28/00	450000	1910	1060	8	1981	3	9046	0	0	6021 145TH PL SE
8	260000	0130	12/16/00	389950	1920	1020	8	1977	4	10711	0	0	5308 133RD PL SE
8	259220	0590	03/02/01	335000	1930	0	8	1982	3	11366	0	0	6235 146TH PL SE
8	785580	1750	08/15/01	460000	1930	1800	8	1973	4	14043	7	0	4755 SOMERSET DR SE
8	955270	0880	10/18/00	324500	1950	0	8	1981	4	8001	0	0	14010 SE 61ST PL
8	785660	0340	02/15/01	409950	1960	600	8	1969	4	11100	11	0	4486 141ST AV SE
8	259220	0760	07/09/01	373500	1970	540	8	1981	3	11763	0	0	14759 SE 63RD PL
8	214132	0230	07/23/01	345000	2000	0	8	1976	4	8068	0	0	4842 152ND PL SE
8	785520	0150	02/18/00	425000	2020	0	8	1967	4	10450	2	0	13900 SOMERSET BL SE
8	856280	0580	10/12/00	338000	2030	0	8	1972	5	10850	0	0	14912 SE 46TH PL
8	214133	0180	01/17/01	310000	2040	0	8	1978	3	7320	0	0	4918 159TH PL SE
8	345990	0280	04/06/01	389950	2040	0	8	1954	4	18000	8	0	14542 SE 50TH ST
8	168791	0290	04/12/00	316000	2080	0	8	1983	3	8067	0	0	16209 SE 48TH ST
8	259222	0380	07/03/00	365000	2080	0	8	1985	3	8850	0	0	6324 151ST AV SE
8	260004	0070	12/27/00	325000	2080	0	8	1984	3	9075	0	0	13267 SE 54TH PL
8	214132	0040	03/08/01	365000	2090	0	8	1976	4	7146	0	0	4833 151ST PL SE
8	260000	0410	08/28/01	430000	2090	1030	8	1977	4	8933	2	0	13409 SE 52ND ST
8	214130	0020	07/09/01	376250	2115	0	8	1975	5	12035	0	0	15004 SE 49TH ST
8	932361	0420	10/05/01	550000	2120	1510	8	1979	3	14956	0	0	5203 137TH PL SE
8	345942	0160	10/25/00	515000	2130	1050	8	1983	3	13480	0	0	4505 152ND LN SE
8	260000	0510	11/15/01	315000	2130	0	8	1977	4	10650	0	0	13520 SE 52ND ST
8	934700	0030	04/25/00	359888	2150	0	8	1992	3	7240	0	0	15746 SE 44TH PL
8	162405	9295	04/11/01	325000	2180	0	8	1979	4	11643	0	0	4609 130TH AV SE
8	214133	0630	10/02/01	325000	2200	0	8	1977	3	7200	0	0	4907 159TH PL SE
8	214132	0050	08/10/00	329000	2210	0	8	1976	4	9866	0	0	4837 151ST PL SE
8	955270	0490	02/13/01	390000	2210	0	8	1984	3	9658	2	0	14311 SE 61ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	259222	0290	01/25/00	370000	2220	0	8	1986	3	7258	0	0	6314 150TH AV SE
8	934700	0070	05/08/00	359900	2230	0	8	1993	3	7372	0	0	15715 SE 44TH PL
8	260003	0100	06/26/00	345000	2230	0	8	1984	3	10037	0	0	13210 SE 55TH PL
8	785660	0220	09/22/00	380000	2230	0	8	1969	5	8100	0	0	4431 143RD AV SE
8	785660	0420	09/01/00	385000	2250	0	8	1968	4	13900	0	0	4469 141ST PL SE
8	259222	0350	07/14/00	384000	2270	0	8	1986	3	11143	0	0	6323 151ST AV SE
8	259220	0770	02/29/00	382500	2280	0	8	1981	3	8505	0	0	14770 SE 63RD PL
8	345941	0260	02/07/00	380000	2290	500	8	1976	4	10425	0	0	4417 156TH PL SE
8	259221	0150	04/21/00	380500	2290	0	8	1984	3	9158	0	0	14918 SE 61ST CT
8	260003	0020	07/19/00	325000	2320	0	8	1984	3	10802	0	0	13320 SE 55TH PL
8	934691	0430	05/24/00	320750	2330	0	8	1974	4	7800	0	0	15106 SE 47TH PL
8	934810	0170	04/16/01	392000	2340	0	8	1984	3	8173	0	0	4542 157TH AV SE
8	785662	0820	08/16/00	327000	2350	0	8	1978	3	10100	0	0	4655 HIGHLAND DR SE
8	955270	1030	09/12/01	360000	2350	0	8	1987	3	8001	0	0	14015 SE 61ST PL
8	259220	0970	06/25/01	435000	2370	0	8	1982	3	10072	0	0	6134 147TH PL SE
8	259222	0340	08/28/00	360000	2380	0	8	1987	3	8428	0	0	6319 151ST AV SE
8	785530	0140	07/26/01	481500	2380	0	8	1962	4	9350	14	0	4528 137TH AV SE
8	260000	0530	11/06/01	364950	2390	0	8	1977	4	9900	0	0	13506 SE 52ND ST
8	345941	0420	05/24/01	428000	2400	0	8	1983	3	10122	0	0	15500 SE 44TH PL
8	259222	0060	10/25/00	394777	2410	0	8	1988	3	10389	2	0	14910 SE 64TH ST
8	780546	0150	09/18/01	400000	2420	0	8	1987	3	11791	0	0	17235 SE 47TH PL
8	785660	0870	04/25/01	397000	2440	0	8	1972	3	9100	0	0	4443 144TH AV SE
8	345943	0060	06/09/01	362950	2440	0	8	1979	4	11144	0	0	15337 SE 43RD PL
8	955270	0060	08/08/00	361900	2450	0	8	1983	3	8036	0	0	6219 142ND PL SE
8	955270	0040	08/29/00	366900	2470	0	8	1983	3	8001	0	0	6211 142ND AV SE
8	259752	0550	05/21/01	410000	2480	0	8	1989	3	9106	0	0	14834 SE 65TH ST
8	260010	0310	06/21/01	359500	2500	0	8	1977	4	9492	0	0	13311 SE 57TH ST
8	214130	0440	10/19/00	368000	2540	0	8	1977	4	9837	6	0	14523 SE 49TH ST
8	111540	0110	12/10/01	410000	2540	0	8	1987	3	8493	0	0	13059 SE 47TH PL

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	785670	0190	05/24/00	330000	2550	0	8	1972	4	8600	0	0	4532 146TH AV SE
8	345941	0210	07/30/01	389000	2550	0	8	1975	5	11373	0	0	4404 155TH AV SE
8	168790	0520	06/14/01	381000	2590	0	8	1980	3	8190	0	0	16115 SE 46TH PL
8	111540	0170	10/18/01	385000	2590	0	8	1986	3	8520	0	0	13033 SE 47TH PL
8	260001	0590	09/18/00	405000	2610	0	8	1983	4	16250	0	0	13203 SE 49TH ST
8	259752	0350	11/06/00	421950	2660	0	8	1989	3	10727	0	0	6589 151ST PL SE
8	955270	0850	06/07/00	449000	2670	0	8	1983	3	9502	0	0	14120 SE 61ST PL
8	932361	0330	06/28/01	355000	2690	0	8	1980	4	9940	0	0	5309 HIGHLAND DR SE
8	932361	0190	08/21/00	400000	2710	0	8	1983	3	9636	0	0	5201 139TH AV SE
8	168790	0150	05/25/01	383500	2770	0	8	1980	3	9079	0	0	16102 SE 46TH WY
8	260000	0320	05/09/00	470000	2820	0	8	1977	4	10450	0	0	13416 SE 53RD ST
8	932360	0260	01/19/00	355000	2860	0	8	1979	4	10000	2	0	5708 138TH PL SE
8	259220	0980	05/24/00	455000	2930	0	8	1982	3	13617	0	0	6130 147TH PL SE
8	785661	0520	02/22/00	449950	3030	0	8	1976	4	9100	2	0	13918 SE 46TH ST
8	932361	0010	04/23/01	360100	3150	0	8	1979	3	15790	0	0	5430 HIGHLAND DR SE
8	142405	9116	04/25/01	490000	3480	0	8	1975	4	9116	0	0	15715 SE 44TH ST
8	214131	0790	07/10/00	281000	1120	550	9	1978	3	10742	0	0	4813 153RD AV SE
8	162405	9027	07/20/01	321500	1340	650	9	1981	3	11600	0	0	12818 SE 47TH PL
8	322451	0030	09/05/01	555000	1460	1300	9	1979	4	14515	7	0	15425 SE 47TH PL
8	345990	0085	12/11/00	459000	1470	1410	9	1976	4	10125	5	0	5135 150TH PL SE
8	932360	0650	06/20/00	392000	1480	1220	9	1979	3	11496	4	0	5625 134TH AV SE
8	785580	0770	12/18/01	584000	1480	1280	9	1963	4	9568	7	0	4525 133RD AV SE
8	345960	0150	01/12/00	309000	1510	1260	9	1978	4	9800	0	0	4600 146TH PL SE
8	345990	0230	04/11/00	529000	1510	780	9	1969	5	29536	7	0	14877 SE 50TH ST
8	322450	0200	06/07/00	420000	1540	920	9	1978	4	14018	3	0	4725 154TH PL SE
8	345940	0140	10/29/01	360000	1600	900	9	1974	3	12920	0	0	4536 153RD AV SE
8	214131	0450	12/04/01	425000	1600	700	9	1977	3	8500	4	0	5033 156TH AV SE
8	214133	0800	08/02/00	363000	1620	650	9	1979	3	27878	2	0	4820 157TH AV SE
8	785520	0050	02/21/01	545600	1650	1520	9	1984	4	8476	16	0	4550 SOMERSET BL SE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	785662	0630	08/02/00	334000	1670	440	9	1978	3	8800	0	0	14366 SE 47TH PL
8	214131	0220	06/01/01	418000	1670	840	9	1977	4	11900	2	0	5121 155TH PL SE
8	785641	0320	09/24/01	690000	1670	1400	9	1971	4	17850	14	0	4613 136TH AV SE
8	260001	0110	01/04/00	380000	1700	920	9	1980	4	9444	10	0	4902 134TH PL SE
8	345990	0320	02/29/00	525000	1700	1700	9	1977	4	18754	8	0	5015 145TH PL SE
8	214130	0470	12/09/00	359500	1720	1150	9	1976	4	9785	6	0	14623 SE 49TH ST
8	214134	0160	08/07/00	349900	1730	600	9	1979	3	10507	0	0	15328 SE 49TH PL
8	785530	0240	12/28/00	605000	1740	1360	9	1962	4	9020	12	0	4539 138TH AV SE
8	785666	0150	02/22/01	590000	1740	1570	9	1977	4	13874	11	0	13930 SE 44TH ST
8	132405	9131	07/26/01	515000	1750	1070	9	1985	3	16552	0	0	4242 164TH AV SE
8	785500	0090	05/16/00	494500	1760	710	9	1961	4	11163	6	0	13635 SE 43RD ST
8	368590	0040	02/08/01	537500	1760	630	9	1977	4	15011	10	0	16707 SE 44TH ST
8	260001	0040	11/29/00	400000	1770	850	9	1979	4	9550	6	0	13309 SE 51ST ST
8	259220	1680	10/23/01	450000	1770	1410	9	1981	3	10014	2	0	5827 143RD PL SE
8	322451	0110	05/08/01	417000	1790	1080	9	1980	4	15929	2	0	4748 155TH PL SE
8	322450	0240	04/23/01	450000	1810	600	9	1978	4	18029	3	0	4708 154TH PL SE
8	259745	0100	08/03/01	437950	1810	1510	9	1981	3	13600	5	0	5839 145TH PL SE
8	322450	0110	09/06/01	465000	1820	800	9	1978	4	14770	3	0	4748 153RD AV SE
8	322450	0230	05/23/01	544000	1840	1090	9	1979	4	15428	9	0	4720 154TH PL SE
8	785666	0050	01/13/00	780000	1850	2590	9	1977	4	13874	12	0	14132 SE 44TH ST
8	259220	1510	02/14/01	507000	1850	1200	9	1981	3	9264	2	0	5990 145TH AV SE
8	785660	0810	04/20/01	380000	1860	480	9	1970	4	12400	0	0	4410 144TH AV SE
8	785640	0180	11/16/01	595000	1870	1870	9	1969	4	8250	16	0	4625 SOMERSET AV SE
8	345960	0310	08/24/01	469500	1880	1500	9	1982	4	10625	0	0	14602 SE 47TH PL
8	345960	0520	05/02/00	416885	1890	990	9	1978	4	14078	3	0	4730 147TH PL SE
8	517580	0020	05/23/00	374000	1900	1050	9	1966	4	18395	0	0	4165 158TH AV SE
8	785661	0370	11/15/00	410000	1900	1020	9	1977	4	9660	0	0	4612 142ND PL SE
8	260014	0110	10/11/00	499000	1910	1130	9	1989	3	9285	0	0	6311 141ST AV SE
8	345960	0550	11/14/00	423000	1910	800	9	1978	4	9327	0	0	4714 147TH PL SE

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8	785664	0480	11/17/00	520000	1920	1060	9	1979	4	13779	12	0	13809 SE 43RD ST
8	785664	0060	08/15/01	580000	1920	1630	9	1982	4	21306	6	0	13817 SE 42ND PL
8	259745	0060	06/19/00	475500	1930	1250	9	1983	4	11645	2	0	5970 145TH PL SE
8	345960	0510	09/28/00	465000	1940	1610	9	1978	4	13500	2	0	4736 146TH PL SE
8	214131	0650	01/11/01	362000	1960	750	9	1978	4	10518	0	0	15301 SE 48TH DR
8	214131	0540	09/26/01	440000	1980	500	9	1977	4	9648	6	0	15330 SE 49TH ST
8	752640	0060	10/12/01	475000	1984	450	9	1973	4	39676	5	0	17005 SE 43RD ST
8	780546	0110	08/22/00	355000	1990	0	9	1987	3	8552	0	0	4711 173RD AV SE
8	260000	0290	11/29/00	600000	1990	2060	9	1979	4	14250	6	0	5312 135TH PL SE
8	260001	0310	08/18/00	335700	2000	0	9	1982	4	11950	0	0	13302 SE 51ST ST
8	322451	0310	04/18/00	460000	2030	1220	9	1979	4	10900	9	0	4736 154TH PL SE
8	345990	0245	04/24/00	597500	2030	1620	9	1978	4	24887	7	0	14864 SE 50TH ST
8	260014	0140	01/24/01	494950	2050	1120	9	1989	3	9351	0	0	14010 SE 64TH ST
8	214134	0010	08/23/00	365000	2060	1120	9	1979	4	7422	0	0	15301 SE 49TH PL
8	785540	0660	11/29/00	420000	2060	1290	9	1974	4	8985	13	0	4408 140TH AV SE
8	214134	0050	12/20/01	362000	2080	330	9	1979	4	20559	2	0	15323 SE 49TH PL
8	260000	0140	05/25/00	345000	2090	1030	9	1977	4	11050	0	0	5300 133RD PL SE
8	345941	0310	07/20/00	389950	2090	620	9	1975	4	13381	0	0	4432 156TH PL SE
8	259220	1580	02/12/01	504000	2100	1550	9	1981	4	13164	4	0	5712 143RD PL SE
8	932360	0470	05/01/00	545000	2130	2030	9	1979	4	10050	6	0	5525 HIGHLAND DR
8	896550	0590	05/12/00	375000	2140	310	9	1987	3	9845	0	0	4454 173RD AV SE
8	896550	0940	08/01/01	369500	2150	0	9	1984	3	10403	0	0	4513 169TH AV SE
8	214131	0060	02/18/00	359500	2170	620	9	1978	4	8579	3	0	15517 SE 49TH ST
8	259752	0590	11/21/01	415000	2180	0	9	1989	3	9000	0	0	14920 SE 65TH ST
8	785655	0210	07/05/01	537000	2190	950	9	1981	4	8700	7	0	4819 140TH PL SE
8	780545	0030	11/08/01	392500	2200	0	9	1985	3	10991	0	0	17313 SE 47TH ST
8	785666	0250	08/16/01	474950	2210	1300	9	1977	4	16869	7	0	13700 SE 44TH ST
8	259752	0800	08/28/01	473000	2230	800	9	1989	3	9762	0	0	6518 151ST PL SE
8	785540	0090	10/11/00	712000	2240	2240	9	1987	3	8982	15	0	13928 SE 44TH PL

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8	162405	9330	01/20/00	389800	2270	0	9	2000	3	6572	0	0	12935 SE 47TH PL
8	259220	1670	10/18/00	489000	2280	1090	9	1981	3	9860	2	0	5811 143RD PL SE
8	785662	0230	02/20/01	348500	2280	0	9	1978	4	11500	0	0	4614 144TH PL SE
8	162405	9333	01/24/00	406800	2290	0	9	2000	3	6525	0	0	12897 SE 47TH PL
8	214133	0720	04/27/00	359950	2310	800	9	1977	3	7400	0	0	15724 SE 50TH ST
8	214134	0030	07/12/00	369992	2310	0	9	1979	4	8651	0	0	15309 SE 49TH PL
8	345975	0090	08/29/00	445000	2310	0	9	1989	3	9440	2	0	15535 SE 43RD PL
8	780546	0780	02/06/01	465000	2310	0	9	1987	3	12385	0	0	4627 172ND AV SE
8	785540	0370	04/23/01	565000	2320	1300	9	1962	4	16800	9	0	4400 139TH AV SE
8	259745	0750	02/20/01	419000	2350	0	9	1983	3	14526	2	0	5721 145TH AV SE
8	896550	0070	01/14/00	373500	2360	0	9	1984	3	10744	0	0	16925 SE 47TH ST
8	932361	0470	05/23/01	436000	2360	510	9	1981	4	9867	6	0	5381 HIGHLAND DR SE
8	214133	0500	08/13/01	341000	2360	0	9	1978	4	7379	0	0	4842 158TH PL SE
8	413966	0170	12/14/01	620000	2370	1240	9	1997	3	15853	0	0	5608 159th Pl. SE
8	259752	0840	03/17/00	405000	2400	0	9	1989	3	11243	0	0	15039 SE 65TH ST
8	259746	0180	10/18/00	542500	2410	660	9	1986	3	10145	2	0	14740 SE 56TH ST
8	896540	0100	02/25/00	413500	2420	0	9	1989	3	13990	0	0	5081 165TH PL SE
8	259746	0150	06/19/00	549880	2430	1920	9	1985	3	11800	0	0	14775 SE 56TH ST
8	214131	0320	04/19/00	400000	2450	980	9	1979	3	11066	5	0	4920 156TH AV SE
8	785662	0200	03/09/01	368000	2450	0	9	1978	4	9800	0	0	4626 144TH PL SE
8	259752	0770	10/16/00	446000	2460	0	9	1988	3	9472	0	0	6506 151ST PL SE
8	162405	9279	06/02/00	335000	2470	0	9	1977	4	14512	0	0	13005 SE 47TH ST
8	162405	9331	02/16/00	401800	2490	0	9	2000	3	6525	0	0	12973 SE 47TH PL
8	896550	0230	06/25/01	410000	2490	0	9	1984	3	11605	0	0	16906 SE 47TH ST
8	162405	9332	05/30/00	416800	2510	0	9	2000	3	6554	0	0	12881 SE 47TH PL
8	162405	9336	03/21/00	427800	2530	0	9	2000	3	5350	0	0	12821 SE 47TH PL
8	260001	0470	04/11/00	449000	2540	540	9	1979	4	16750	0	0	13234 SE 51ST PL
8	260014	0130	09/12/01	510000	2540	0	9	1991	3	9560	0	0	6355 141ST AV SE
8	260014	0320	03/15/00	465000	2550	0	9	1989	3	9450	0	0	14001 SE 64TH ST

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8	896550	0820	05/19/00	498000	2550	1213	9	1984	3	9792	0	0	4412 170TH AV SE
8	260013	0570	06/21/01	490000	2560	0	9	1987	3	10161	0	0	13837 SE 62ND ST
8	260014	0460	05/16/01	485000	2570	0	9	1988	3	10162	0	0	6229 139TH PL SE
8	214133	0480	04/21/00	329950	2590	0	9	1979	4	7845	0	0	4854 158TH PL SE
8	260014	0010	02/14/01	480000	2600	0	9	1989	3	10807	0	0	6231 141ST AV SE
8	162405	9335	08/28/00	427900	2620	0	9	2000	3	10249	0	0	12843 E SE 47TH PL
8	260013	0330	02/23/01	500000	2620	0	9	1987	3	11016	0	0	13814 SE 62ND ST
8	780546	0760	06/25/01	495000	2620	0	9	1986	3	11443	0	0	4613 172ND CT SE
8	259752	0600	08/29/01	439500	2620	0	9	1989	3	9000	0	0	14928 SE 65TH ST
8	183698	0200	04/27/00	426450	2640	0	9	1999	3	6179	0	0	16109 SE 45TH CT
8	785655	0060	10/04/00	554535	2640	1050	9	2000	3	9700	0	0	14200 SE 49TH PL
8	259221	0290	06/14/00	455000	2650	0	9	1984	3	12001	0	0	14958 SE 60TH ST
8	932361	0250	03/06/00	445000	2680	0	9	1979	5	11941	4	0	13804 SE 52ND PL
8	932360	0360	05/22/01	443000	2680	0	9	1981	3	9080	0	0	5590 HIGHLAND DR
8	414093	0020	06/12/01	499990	2680	0	9	2001	3	6459	0	0	4486 163RD PL SE
8	414093	0130	09/04/01	538000	2680	0	9	2001	3	6232	0	0	4479 163RD PL SE
8	414093	0050	12/18/01	545000	2680	0	9	2001	3	8227	3	0	4468 163RD PL SE
8	345941	0270	04/19/00	378500	2690	0	9	1976	3	10000	0	0	4423 156TH PL SE
8	259752	0450	09/22/00	418500	2690	0	9	1989	3	10184	0	0	6571 150TH PL SE
8	259752	0180	07/07/00	469950	2700	0	9	1989	3	15027	0	0	6590 152ND AV SE
8	183698	0170	01/14/00	445160	2710	0	9	1999	3	4966	0	0	16106 SE 45TH CT
8	414093	0060	06/05/01	645990	2750	0	9	2001	3	13196	6	0	4456 163RD PL SE
8	414093	0140	06/18/01	519990	2750	0	9	2001	3	7059	0	0	4485 163RD PL SE
8	896546	0170	10/10/01	503100	2750	0	9	1995	3	8445	0	0	16592 SE 48TH PL
8	414093	0100	11/29/01	510000	2750	0	9	2001	3	9089	0	0	4461 163RD PL SE
8	259751	0130	08/22/01	429000	2760	0	9	1988	3	11971	0	0	14727 SE 66TH ST
8	259752	0050	03/23/00	445000	2770	0	9	1989	3	10790	0	0	14931 SE 66TH ST
8	896545	0070	04/12/01	540000	2770	0	9	1995	3	8739	0	0	4759 165TH AV SE
8	896550	0520	10/24/00	512000	2780	0	9	1984	4	11049	0	0	4521 173RD AV SE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	260013	0450	07/16/01	495000	2800	0	9	1987	3	10184	0	0	6844 138TH PL SE
8	260000	0280	11/15/01	525000	2800	1090	9	1981	4	12400	6	0	5320 135TH PL SE
8	259751	0440	07/11/01	482100	2810	0	9	1988	3	12894	0	0	14819 SE 65TH ST
8	183698	0110	07/24/00	439950	2817	0	9	2000	3	4988	0	0	16125 SE 45TH ST
8	785656	0130	05/01/00	407500	2840	0	9	1979	3	9900	5	0	14001 SE 50TH ST
8	896546	0020	10/20/00	480000	2840	0	9	1995	3	9136	0	0	16615 SE 48TH PL
8	221170	0280	06/18/01	535000	2850	0	9	1998	3	19100	0	0	4510 167TH AV SE
8	259752	0880	03/20/00	405000	2870	0	9	1989	3	9386	0	0	6508 150TH PL SE
8	413966	0050	03/22/00	610000	2870	1410	9	1996	3	15610	0	0	15861 SE 59TH PL
8	221170	0070	06/21/00	460000	2870	0	9	1985	3	15980	0	0	16617 SE 46TH ST
8	896550	0840	08/23/01	518725	2870	0	9	1983	3	11483	0	0	4404 170TH AV SE
8	785662	0600	06/28/00	380500	2880	570	9	1978	4	9100	0	0	14412 SE 47TH PL
8	259752	0830	07/14/00	449950	2900	0	9	1989	3	11253	0	0	6509 151ST PL SE
8	260014	0500	08/14/01	497500	2910	0	9	1988	3	10189	0	0	6311 139TH PL SE
8	259752	0250	12/17/01	465000	2910	0	9	1989	3	10726	0	0	6567 152ND AV SE
8	183698	0020	01/03/00	429174	2915	0	9	1999	3	5200	0	0	4528 162ND WY SE
8	183698	0240	03/12/01	464000	2920	0	9	1999	3	4500	0	0	16133 SE 45TH CT
8	637800	0030	05/14/01	660000	2920	720	9	2001	3	9756	6	0	4605 130TH PL SE
8	183698	0210	03/27/00	432950	2930	0	9	1999	3	4505	0	0	16115 SE 45TH CT
8	259745	0720	02/01/01	529950	2940	1130	9	1989	3	17055	6	0	5607 145TH AV SE
8	183698	0070	12/29/00	477950	2947	0	9	2000	3	5431	0	0	16101 SE 45TH ST
8	785540	0740	05/24/00	600000	2950	650	9	1973	4	10523	15	0	4464 140TH AV SE
8	896540	0070	07/15/00	512800	2960	0	9	1989	3	14040	0	0	5025 165TH PL SE
8	183698	0120	08/08/00	442950	2965	0	9	2000	3	4606	0	0	16131 SE 45TH ST
8	183698	0100	09/07/01	450000	2966	0	9	2000	3	4500	0	0	16119 SE 45TH ST
8	750270	0110	07/06/00	560000	2970	910	9	2000	3	9882	0	0	15165 SE 54TH PL
8	260014	0470	12/13/01	450000	2980	0	9	1989	3	10233	0	0	6235 139TH PL SE
8	259753	0150	08/23/00	472000	3000	0	9	1991	3	12250	0	0	6619 153RD PL SE
8	780546	0620	06/11/01	563000	3010	0	9	1987	3	8981	7	0	17522 SE 46TH ST

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8	259752	0210	03/19/01	548000	3020	0	9	1989	3	12262	0	0	6554 152ND AV SE
8	183698	0080	12/18/01	484950	3038	0	9	2000	3	5433	0	0	16107 SE 45TH ST
8	183698	0180	04/05/00	439450	3050	0	9	1999	3	4618	0	0	16103 SE 45TH CT
8	183698	0230	05/19/00	418000	3050	0	9	1999	3	4500	0	0	16127 SE 45TH CT
8	260013	0050	07/19/00	474000	3060	0	9	1987	3	12879	0	0	6156 139TH PL SE
8	259752	0370	06/25/01	529000	3060	0	9	1989	3	9793	0	0	6593 151ST PL SE
8	414093	0030	12/21/01	500000	3060	0	9	2001	3	7003	0	0	4480 163RD PL SE
8	183698	0250	01/10/00	423950	3100	0	9	1999	3	4504	0	0	16139 SE 45TH CT
8	183698	0190	05/25/00	434950	3135	0	9	1999	3	4599	0	0	16105 SE 45TH CT
8	750270	0170	08/14/00	553321	3140	0	9	2000	3	9009	0	0	15122 SE 54TH PL
8	896540	0300	02/16/00	499000	3170	0	9	1989	3	11160	0	0	16703 SE 49TH ST
8	896545	0140	09/04/01	525000	3190	0	9	1994	3	10111	0	0	16531 SE 48TH PL
8	259221	0950	06/12/00	474000	3200	0	9	1983	3	12200	0	0	14825 SE 62ND CT
8	162405	9338	06/15/00	450000	3220	0	9	2000	3	9000	0	0	4630 130TH AV SE
8	162405	9114	05/25/01	499500	3220	0	9	2000	3	14006	0	0	4620 130TH AV SE
8	785656	0220	08/22/01	410000	3220	0	9	1979	3	8200	0	0	5107 142ND PL SE
8	750270	0090	04/12/00	505800	3240	0	9	1999	3	9401	0	0	15125 SE 54TH PL
8	162405	9337	05/15/00	459950	3250	0	9	2000	3	9059	0	0	4622 130th Ave SE
8	260014	0340	07/30/01	550000	3260	0	9	1988	3	14187	0	0	14021 SE 64TH ST
8	260002	0090	05/23/00	535000	3270	0	9	1984	3	11200	0	0	13611 SE 51ST PL
8	896545	0060	08/07/00	530000	3280	0	9	1993	3	12136	0	0	4745 165TH AV SE
8	896545	0110	03/23/00	499950	3300	0	9	1994	3	11570	0	0	16473 SE 48TH PL
8	896550	0960	07/20/01	469700	3300	0	9	1983	3	8199	0	0	4529 169TH AV SE
8	785540	0720	10/13/00	624500	3330	300	9	1962	4	10416	15	0	4448 140TH AV SE
8	183698	0040	11/15/00	464950	3360	0	9	1999	3	6314	0	0	4512 162ND WY SE
8	896541	0110	08/17/00	590000	3390	0	9	1995	3	9886	0	0	16449 SE 48TH CT
8	242405	9081	05/17/01	590000	3390	0	9	1995	3	21239	0	0	16735 SE 48TH PL
8	896550	0980	08/01/00	520000	3410	0	9	1983	4	9695	0	0	4545 169TH AV SE
8	785664	0430	08/23/00	625000	3560	180	9	1979	4	18100	8	0	13707 SE 43RD ST

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8	785540	0680	11/14/00	600000	1700	1020	10	1969	4	11900	10	0	4422 140TH AV SE
8	785662	0110	09/17/01	385000	1760	1110	10	1979	4	10700	0	0	14403 SE 46TH ST
8	345990	0225	06/30/00	660000	1850	1810	10	1978	5	25707	8	0	14867 SE 50TH ST
8	808102	0130	10/29/00	625000	1870	1870	10	1989	3	17293	6	0	5579 152ND PL SE
8	132405	9126	04/04/01	531500	1890	470	10	1978	3	31000	7	0	17110 SE 43RD ST
8	259745	0770	08/20/01	605000	2110	1400	10	1983	3	11219	5	0	5735 145TH AV SE
8	785666	0060	03/19/01	844000	2180	1780	10	1977	4	13874	14	0	14124 SE 44TH ST
8	808103	0280	03/06/00	695000	2190	1760	10	1995	3	13608	7	0	5740 155TH AV SE
8	259745	0540	08/13/01	675000	2190	1890	10	1981	3	9724	12	0	5605 142ND AV SE
8	260002	0430	07/20/00	590000	2230	200	10	1981	4	13300	11	0	4917 136TH PL SE
8	615495	0180	09/08/00	420000	2390	0	10	1985	3	7616	0	0	4535 157TH AV SE
8	259745	0170	04/19/00	425000	2420	0	10	1983	3	16318	2	0	5730 145TH AV SE
8	750450	0080	09/20/01	900000	2480	1640	10	2000	3	11050	10	0	17232 SE 43RD ST
8	615495	0160	01/25/01	410000	2540	0	10	1985	3	10762	0	0	15619 SE 45TH PL
8	785640	0320	06/16/00	545000	2560	0	10	1977	4	9350	14	0	4725 SOMERSET PL SE
8	896550	0170	06/23/00	465000	2570	0	10	1987	3	18856	0	0	4640 171ST AV SE
8	780545	0730	05/10/01	550000	2570	0	10	1983	3	14878	2	0	4678 174TH CT SE
8	214131	0340	06/12/00	545000	2590	0	10	1977	3	11454	6	0	4908 156TH AV SE
8	413940	0750	12/07/00	495000	2620	0	10	1991	3	8106	0	0	4743 171ST AV SE
8	132405	9056	04/03/01	635000	2620	0	10	1988	3	30669	8	0	16808 SE 43RD ST
8	413940	0180	06/05/01	513000	2620	0	10	1993	3	7282	0	0	17096 SE 47TH PL
8	615495	0120	08/22/00	440000	2630	0	10	1985	3	12044	0	0	15603 SE 45TH PL
8	259753	0520	08/29/00	495000	2630	860	10	1994	3	9449	0	0	6628 156TH AV SE
8	413940	0600	05/02/01	540000	2630	0	10	1991	3	7804	0	0	17118 SE 47TH CT
8	259746	0050	12/20/01	657000	2660	1020	10	1983	3	11495	7	0	14615 SE 56TH ST
8	132405	9136	10/03/00	624900	2680	0	10	1992	3	13068	5	0	17118 SE 43RD ST
8	260002	0200	03/15/00	749950	2690	1480	10	1984	3	16450	8	0	5008 139TH PL SE
8	413940	0160	09/30/01	549000	2710	0	10	1992	3	6590	0	0	4719 171ST AV SE
8	259745	0600	07/20/01	955000	2720	1750	10	1982	3	12121	13	0	5411 143RD AV SE

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8	413940	0390	01/07/00	455000	2750	0	10	1993	3	6910	0	0	4762 172ND CT SE
8	785664	0140	07/21/00	435000	2750	0	10	1986	3	19400	6	0	014029 SE 42ND ST
8	259753	0290	10/12/00	479950	2770	0	10	1992	3	10670	0	0	015451 SE 67TH ST
8	896550	0480	06/02/00	460000	2790	0	10	1984	3	10479	0	0	04514 172ND AV SE
8	928600	0040	01/25/00	659950	2800	0	10	2000	3	21818	6	0	06250 153RD AV SE
8	808103	0370	11/28/00	550000	2810	0	10	1990	3	11236	0	0	06237 155TH PL SE
8	808950	0110	04/19/01	689500	2820	1220	10	1995	3	12900	2	0	06509 153rd Ave SE
8	259753	0420	10/16/01	515000	2820	0	10	1992	3	10438	0	0	06704 156TH AV SE
8	750270	0130	09/26/00	579950	2830	310	10	2000	3	10114	0	0	015182 SE 54TH PL
8	413940	0500	08/24/01	578000	2860	0	10	1991	3	9422	0	0	017112 SE 47TH PL
8	413960	0270	12/05/01	542000	2860	0	10	1994	3	15657	0	0	06147 158TH AV SE
8	785664	0320	03/08/00	440000	2900	0	10	1986	3	13389	0	0	013815 SE 42ND ST
8	896552	0090	12/03/01	586000	2903	0	10	1986	3	12254	5	0	017619 SE 45TH PL
8	185475	0030	06/20/00	628973	2920	700	10	1999	3	8072	2	0	04540 160TH AV SE
8	808102	0080	04/25/00	574000	2930	0	10	1989	3	8955	5	0	015248 SE 58TH ST
8	259221	0700	01/05/01	449000	2930	0	10	1983	3	20316	2	0	014804 SE 58TH ST
8	259753	0930	05/11/01	493000	2930	0	10	1991	3	9203	0	0	06704 154TH PL SE
8	259753	0070	04/06/00	459775	2940	0	10	1992	3	10809	0	0	06728 153RD PL SE
8	780545	0830	04/14/00	514000	2940	0	10	1984	3	13364	0	0	04673 174TH AV SE
8	413940	0190	03/02/01	530000	2940	0	10	1992	3	7584	0	0	017084 SE 47TH PL
8	413940	0250	03/24/01	569950	2940	0	10	1992	3	10487	0	0	017109 SE 47TH PL
8	808951	0210	01/27/01	750000	2960	1420	10	1998	3	15596	0	0	06516 156TH AV SE
8	413940	0740	10/02/00	575000	3010	0	10	1991	3	11015	0	0	016893 SE 47TH WY
8	896550	0340	04/14/00	541000	3040	0	10	1983	3	13874	0	0	04526 169TH PL SE
8	896540	0390	08/20/00	525500	3060	0	10	1989	3	13630	0	0	016754 SE 49TH ST
8	780545	0810	11/13/00	539000	3060	0	10	1983	3	12095	0	0	04676 174TH AV SE
8	808951	0240	08/15/00	669000	3080	1100	10	1998	3	11019	0	0	06542 156TH AV SE
8	780545	0370	08/23/00	625000	3090	0	10	1984	3	13172	5	0	017611 SE 46TH PL
8	780545	0940	08/20/01	463000	3090	0	10	1985	3	12283	0	0	017240 SE 47TH ST

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8 259753	0780	12/18/01	505000	3090	0	10	1991	3	9849	2	0	15567 SE 67TH PL	
8 934640	0010	04/11/00	578888	3112	0	10	2000	3	6531	0	0	16047 SE 45TH PL	
8 934640	0030	04/24/00	590500	3112	0	10	2000	3	6865	0	0	16095 SE 45TH PL	
8 780545	0840	05/15/01	530000	3120	0	10	1984	3	11671	0	0	4677 174TH AV SE	
8 259752	0110	05/29/01	550000	3120	0	10	1989	3	11674	0	0	15113 SE 66TH ST	
8 808102	0050	06/20/00	849000	3140	930	10	1993	3	8718	7	0	15306 SE 58TH ST	
8 934640	0020	04/17/00	588000	3144	0	10	2000	3	6862	0	0	16059 SE 45TH PL	
8 259753	1100	02/18/00	465000	3150	0	10	1992	3	10141	2	0	6608 154TH PL SE	
8 259753	0980	11/19/01	710000	3160	980	10	2001	3	9543	2	0	15429 SE 167TH PL	
8 896552	0030	03/08/00	630000	3170	0	10	1984	3	10314	4	0	4515 177TH AV SE	
8 780546	0590	02/20/01	719000	3210	0	10	1987	3	14116	10	0	4604 175TH AV SE	
8 934640	0040	02/12/01	639888	3270	0	10	2000	3	7249	0	0	16083 SE 45TH PL	
8 259753	0640	10/04/00	470000	3340	0	10	1992	3	9365	0	0	6619 156TH AV SE	
8 808104	0110	10/10/00	610000	3340	0	10	1996	3	15015	4	0	6071 155TH AV SE	
8 934640	0050	11/13/00	630888	3370	0	10	2000	3	7391	0	0	16071 SE 45TH PL	
8 259745	0380	12/01/00	640000	3370	0	10	1984	3	19009	6	0	5316 143RD AV SE	
8 260002	0210	03/28/01	620000	3370	0	10	1987	3	23950	4	0	5002 139TH PL SE	
8 932360	0270	12/15/00	737200	3400	760	10	2000	3	11300	10	0	5702 138TH PL SE	
8 780546	0700	09/06/00	590000	3420	0	10	1987	3	11716	0	0	17236 SE 46TH ST	
8 259220	1270	05/09/00	483000	3430	0	10	1981	4	9761	0	0	5930 146TH PL SE	
8 413940	0650	10/23/00	636000	3460	0	10	1991	3	10041	0	0	16930 SE 47TH WY	
8 896540	0120	01/31/00	565000	3500	0	10	1990	3	14570	0	0	5050 165TH PL SE	
8 896540	0250	04/24/00	575000	3520	0	10	1989	3	10110	0	0	16525 SE 49TH ST	
8 780545	0410	07/25/01	690000	3540	0	10	1987	3	12842	4	0	4642 176TH AV SE	
8 896540	0340	04/04/00	567000	3590	0	10	1989	3	10010	0	0	16763 SE 49TH ST	
8 214131	0100	05/18/01	574000	3650	0	10	1981	3	8948	9	0	15508 SE 50TH ST	
8 896551	0290	03/13/00	664000	3690	0	10	1985	3	9278	9	0	4451 175TH PL SE	
8 259753	0740	12/14/00	760000	3690	0	10	1991	3	22859	2	0	15559 SE 67TH PL	
8 928600	0300	04/04/00	774601	3990	1790	10	2000	3	18224	0	0	5801 152ND AV SE	

**Sales Available for Annual Update Analysis**  
**Area 31**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	413966	0060	07/17/01	668000	4590	0	10	1997	3	14420	0	0	15890 SE 59TH PL
8	785650	0180	08/28/00	683000	1640	1990	11	1978	4	20925	15	0	13934 SE 47TH ST
8	896551	0130	04/11/00	652000	1950	1040	11	1984	3	12321	9	0	17509 SE 45TH ST
8	785650	0170	06/08/00	622500	2270	0	11	1978	4	17859	9	0	13940 SE 47TH ST
8	808100	0020	04/18/01	749300	2270	900	11	1990	3	10216	6	0	5572 156TH AV SE
8	896551	0230	07/18/00	965000	2330	1870	11	1989	3	16086	12	0	4434 175TH PL SE
8	808103	0120	10/07/00	820000	2370	1580	11	1994	3	20251	4	0	6038 155TH AV SE
8	259745	0200	02/27/01	594000	2440	1250	11	1987	3	13311	4	0	5702 145TH AV SE
8	808101	0060	11/09/00	875000	2460	1400	11	1986	3	21910	8	0	5416 156TH AV SE
8	259745	0220	09/08/01	575000	2510	1150	11	1983	3	13358	4	0	5606 145TH AV SE
8	259745	0500	07/21/00	782500	2520	2170	11	1985	3	15155	14	0	5515 142ND AV SE
8	037830	0020	11/10/00	650000	2540	1460	11	1999	3	8180	0	0	4438 160TH AV SE
8	185475	0060	10/25/00	705000	2560	1770	11	2000	3	8321	3	0	4518 160TH AV SE
8	770145	0020	08/20/01	575000	2570	550	11	1990	3	9286	3	0	15817 SE 45TH PL
8	259745	0620	03/20/00	795000	2600	1410	11	1983	4	12105	13	0	5408 142ND AV SE
8	770145	0160	06/28/01	805000	2673	720	11	2000	3	10789	3	0	15832 E SE 45TH ST
8	808100	0280	10/12/00	1E+06	2760	1720	11	2000	3	10207	14	0	15402 SE 54TH CT
8	928600	0030	11/07/00	782000	2780	1570	11	2000	3	20731	2	0	15297 SE 62ND ST
8	259221	0910	04/05/00	739000	3060	920	11	1994	3	25223	2	0	14807 SE 62ND CT
8	185475	0040	05/23/00	599500	3150	760	11	1999	3	8071	2	0	4532 160TH AV SE
8	412850	0270	01/20/00	649900	3160	0	11	1999	3	11310	0	0	4993 160TH CT SE
8	413966	0200	02/22/00	735000	3170	880	11	1999	3	19700	0	0	5520 159TH PL SE
8	412850	0250	12/15/00	599900	3170	0	11	2000	3	9310	0	0	4983 160th Ct. SE
8	412850	0070	02/12/01	649900	3180	0	11	2000	3	9506	0	0	16300 SE 48TH DR
8	412850	0550	04/03/01	625000	3180	0	11	2000	3	7349	0	0	16399 SE 48TH DR
8	412850	0050	06/08/01	600000	3180	0	11	2000	3	8921	0	0	16328 SE 48th Dr.
8	808951	0120	02/26/01	900000	3190	1580	11	2000	3	12537	0	0	6510 155TH AV SE
8	412850	0290	03/16/00	595900	3210	1040	11	1999	3	10093	0	0	4952 160TH CT SE
8	259753	1160	11/16/00	579000	3220	0	11	1997	3	13504	5	0	15414 SE 66TH PL

**Sales Available for Annual Update Analysis**  
**Area 31**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	412850	0320	07/03/00	674000	3260	0	11	1999	3	7301	2	0	16083 SE 48TH DR
8	412850	0040	04/20/00	575000	3300	0	11	1998	3	9042	0	0	16330 SE 48TH DR
8	808951	0060	06/14/00	741000	3300	1120	11	1999	3	10083	2	0	6523 155TH AV SE
8	808100	0050	02/10/00	625000	3330	0	11	1987	3	10089	7	0	15512 SE 55TH PL
8	412850	0240	04/14/00	599900	3340	0	11	1999	3	8452	0	0	4957 160TH CT SE
8	185475	0082	02/16/01	775000	3360	0	11	2001	3	9227	4	0	4521 160TH AV SE
8	928600	0310	10/19/00	759950	3380	1210	11	1999	3	19147	0	0	5837 152ND AV SE
8	412850	0150	10/13/00	630000	3400	880	11	1999	3	12698	2	0	16050 SE 48TH DR
8	412850	0010	04/25/01	635900	3430	0	11	2001	3	8804	0	0	16398 SE 48TH DR
8	412850	0080	09/07/00	639900	3450	0	11	2000	3	12285	0	0	SE 48TH DR
8	412850	0340	12/21/00	689900	3450	1060	11	2000	3	9232	0	0	4816 162ND PL SE
8	412850	0200	08/04/00	619900	3460	0	11	1999	3	10351	2	0	4821 160TH CT SE
8	412850	0390	08/17/00	659900	3460	0	11	2000	3	10799	0	0	4852 162ND PL SE
8	412850	0410	07/24/01	650000	3460	0	11	1998	3	7389	0	0	4831 163RD PL SE
8	185475	0070	09/19/00	799900	3470	1280	11	2000	3	9346	3	0	4510 160TH AV SE
8	412850	0230	05/02/00	643924	3490	0	11	2000	3	8437	0	0	4923 160TH CT SE
8	412850	0210	06/05/00	614900	3490	0	11	2000	3	7494	0	0	4855 160TH CT SE
8	412850	0420	07/25/00	700000	3500	660	11	1998	3	8445	0	0	4839 163RD PL SE
8	412850	0120	11/14/00	654900	3500	0	11	1999	3	10831	0	0	4823 162ND PL SE
8	412850	0350	12/18/00	664097	3500	0	11	2000	3	9593	0	0	4885 162ND PL SE
8	928600	0370	08/04/00	793490	3510	1170	11	2000	3	13459	0	0	5983 152ND AV SE
8	412850	0100	09/19/00	654900	3520	0	11	2000	3	10306	0	0	4812 162ND PL SE
8	412850	0360	10/11/00	664900	3520	0	11	2000	3	10689	0	0	4963 162ND PL SE
8	412850	0330	11/21/00	654900	3520	0	11	2000	3	10018	0	0	16161 SE 48TH DR
8	412850	0370	01/09/01	659900	3520	0	11	2000	3	8780	0	0	4969 162ND PL SE
8	808951	0100	04/26/00	745000	3530	1210	11	1999	3	14650	2	0	6530 155TH AV SE
8	412850	0300	03/29/00	644900	3540	0	11	1999	3	9186	0	0	4882 160TH CT SE
8	412850	0190	03/30/00	604176	3540	0	11	1999	3	8560	2	0	15990 SE 48TH DR
8	412850	0130	07/03/00	664292	3540	990	11	2000	3	12167	0	0	16198 SE 48TH DR

**Sales Available for Annual Update Analysis**  
**Area 31**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	412850	0220	07/27/00	609900	3540	990	11	2000	3	7772	0	0	4893 160TH CT SE
8	185475	0100	02/28/00	729000	3550	0	11	1999	3	11521	4	0	4543 160TH AV SE
8	037830	0100	06/22/00	709000	3570	300	11	1999	3	8873	0	0	4437 160TH AV SE
8	412850	0110	11/07/00	654900	3630	0	11	1999	3	12566	0	0	4808 162ND PL SE
8	412850	0090	02/16/01	654900	3630	0	11	1999	3	9903	0	0	4816 162ND PL SE
8	928600	0020	05/24/00	795990	3670	0	11	2000	3	19719	2	0	15201 SE 62ND ST
8	928600	0380	11/15/00	813870	3670	1100	11	2000	3	35945	0	0	6011 152ND AV SE
8	185475	0090	02/24/00	758000	3680	0	11	1999	3	11491	4	0	4535 160TH AV SE
8	185475	0084	01/04/01	789000	3681	0	11	2000	3	9729	4	0	4527 160TH AV SE
8	259745	0550	08/15/01	690000	3700	0	11	1983	3	11611	8	0	5609 142ND AV SE
8	808103	0090	08/21/01	640000	3700	0	11	1989	3	13175	2	0	6124 155TH PL SE
8	928600	0410	09/23/00	767500	3740	1350	11	1998	3	25314	2	0	6247 152ND AV SE
8	808951	0010	05/22/00	740000	3790	0	11	1996	3	11594	0	0	6503 155TH AV SE
8	928600	0350	03/22/00	788000	3800	1060	11	1999	3	10956	0	0	5923 152ND AV SE
8	260002	0480	05/18/01	769000	3810	1830	11	1993	3	15061	6	0	5015 136TH PL SE
8	896552	0010	01/25/01	763555	3840	0	11	1986	3	10494	7	0	4503 177TH AV SE
8	808104	0150	07/30/01	949950	3880	0	11	2000	3	42026	5	0	6127 155TH PL SE
8	037830	0110	01/11/00	690000	3950	190	11	1999	3	9776	1	0	4445 160TH AV SE
8	928600	0060	08/17/00	889990	3950	1380	11	1999	3	25512	5	0	6053 153RD AV SE
8	928600	0150	12/06/00	885185	3950	1380	11	2000	3	18116	6	0	5865 153RD AV SE
8	808101	0270	08/14/00	885500	2140	1000	12	1987	3	21055	18	0	15524 SE 53RD PL
8	808951	0290	03/21/01	1E+06	2310	1970	12	1998	3	18099	4	0	6560 156TH AV SE
8	808103	0330	07/13/01	1E+06	2560	2370	12	2001	3	27709	8	0	5480 156TH AV SE
8	132405	9150	12/19/01	1E+06	2790	1610	12	1999	3	25451	12	0	4401 164TH LN SE
8	808101	0090	04/16/01	950000	2860	1610	12	1987	3	25863	9	0	15615 SE 54TH ST
8	808950	0010	03/23/01	720000	3370	0	12	1995	3	22106	0	0	6598 153RD AV SE
8	808951	0220	04/26/00	925000	4130	0	12	1996	3	15075	0	0	6538 156TH AV SE
8	808950	0180	05/09/01	890000	4200	340	12	1998	3	19767	0	0	6565 153RD AV SE
8	132405	9154	08/27/01	1E+06	4360	0	12	1998	3	21425	8	0	4418 164TH LN SE

**Vacant Sales Available to Develop the Valuation Model  
Area 31**

There are an insufficient number of vacant sales to develop a valuation model.